

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2008 Assessment Roll

**Area Name / Number:** Northgate/Maple Leaf / 7

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 779

Range of Sale Dates: 1/2005 - 12/2007

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2007 Value</b>	\$202,600	\$178,900	\$381,500	\$431,500	88.4%	12.75%
<b>2008 Value</b>	\$220,000	\$195,100	\$415,100	\$431,500	96.2%	12.59%
<b>Change</b>	+\$17,400	+\$16,200	+\$33,600		+7.8%	-0.16%
<b>% Change</b>	+8.6%	+9.1%	+8.8%		+8.8%	-1.25%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.16% and -1.25% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2007 Value</b>	\$212,900	\$168,700	\$381,600
<b>2008 Value</b>	\$231,200	\$183,900	\$415,100
<b>Percent Change</b>	+8.6%	+9.0%	+8.8%

Number of one to three unit residences in the Population: 5021

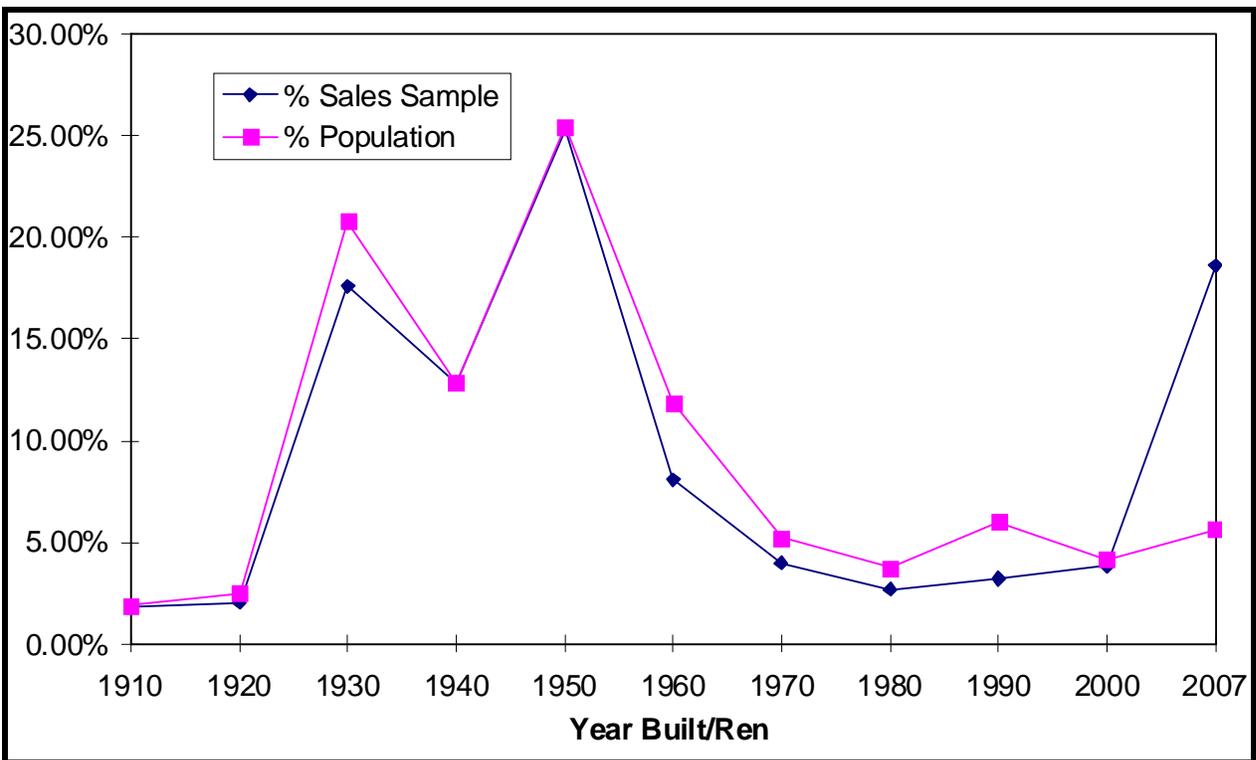
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization. In addition, analysis results showed that a few characteristic-based and location-based variables needed separate adjustments in order to improve the uniformity of assessments throughout the area. For instance, parcels in Subarea 6, parcels with lot sizes greater than 12,000 square feet, and homes with grade greater than 9 had assessment ratios higher than others and application of separate adjustments for these categories improved equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2008 assessment roll.

### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	14	1.80%
1920	16	2.05%
1930	137	17.59%
1940	100	12.84%
1950	197	25.29%
1960	63	8.09%
1970	31	3.98%
1980	21	2.70%
1990	25	3.21%
2000	30	3.85%
2007	145	18.61%
	779	

Population		
Year Built/Ren	Frequency	% Population
1910	95	1.89%
1920	125	2.49%
1930	1042	20.75%
1940	645	12.85%
1950	1278	25.45%
1960	595	11.85%
1970	262	5.22%
1980	188	3.74%
1990	300	5.97%
2000	209	4.16%
2007	282	5.62%
	5021	

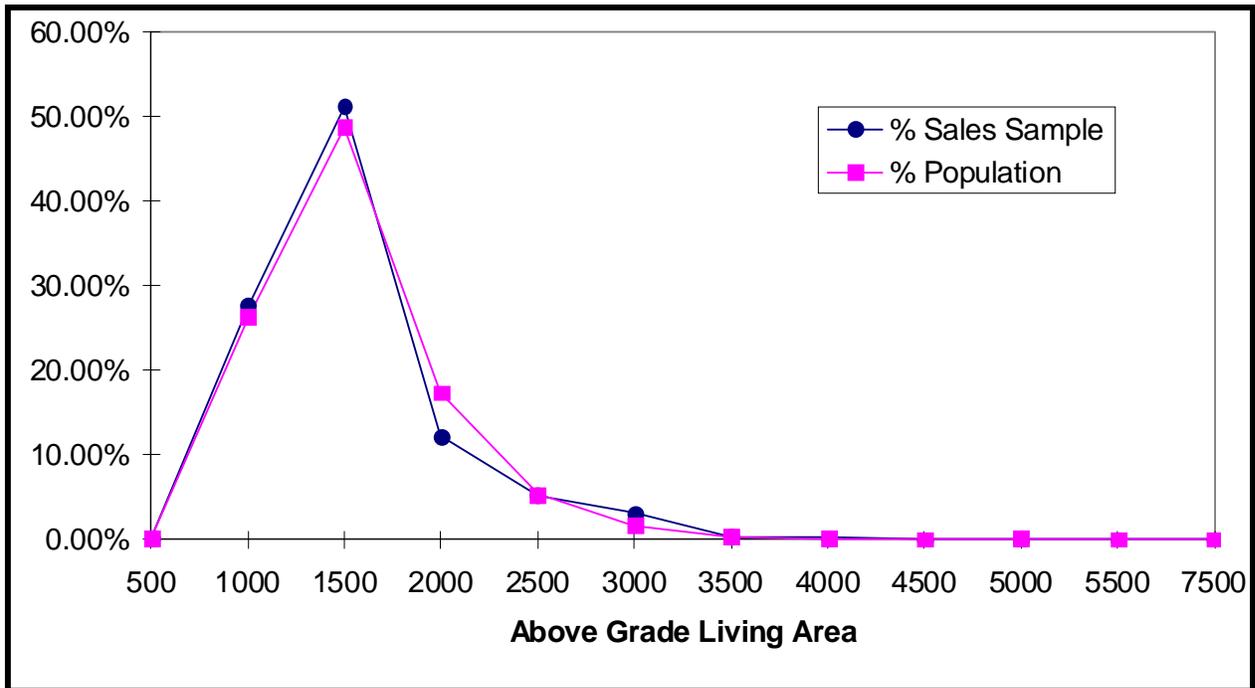


Sales of new homes built in the last several years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.13%
1000	215	27.60%
1500	398	51.09%
2000	95	12.20%
2500	41	5.26%
3000	24	3.08%
3500	3	0.39%
4000	2	0.26%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	779	

Population		
AGLA	Frequency	% Population
500	8	0.16%
1000	1319	26.27%
1500	2445	48.70%
2000	871	17.35%
2500	267	5.32%
3000	84	1.67%
3500	18	0.36%
4000	5	0.10%
4500	1	0.02%
5000	3	0.06%
5500	0	0.00%
7500	0	0.00%
	5021	

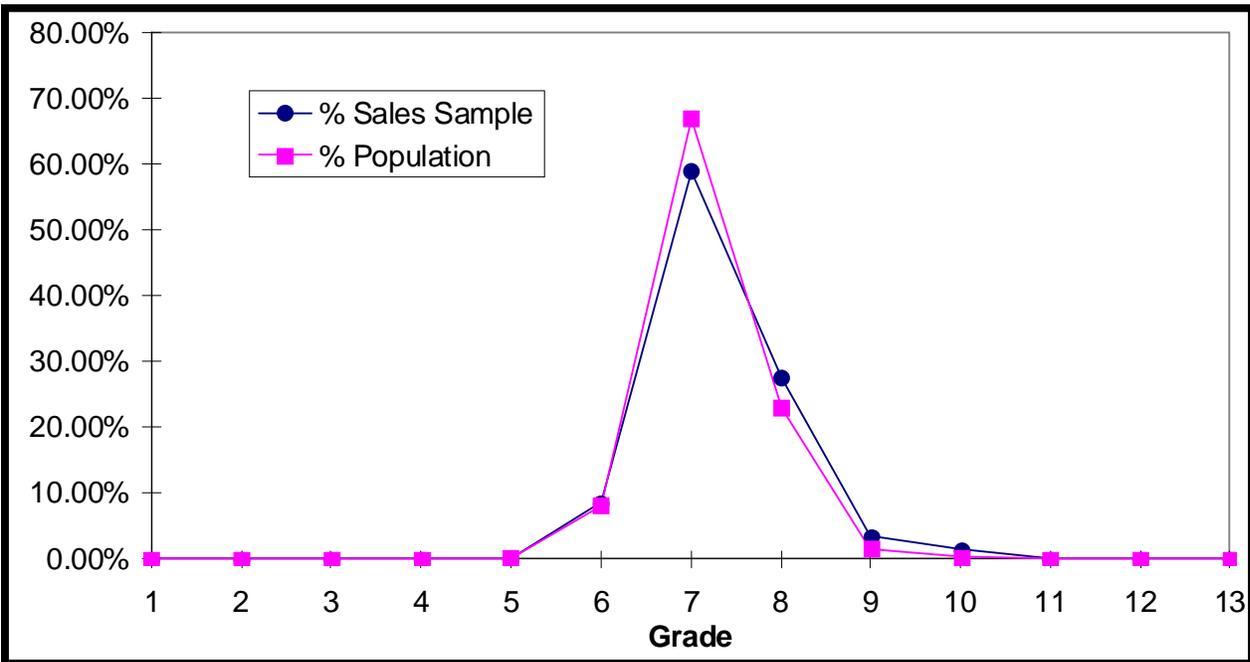


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

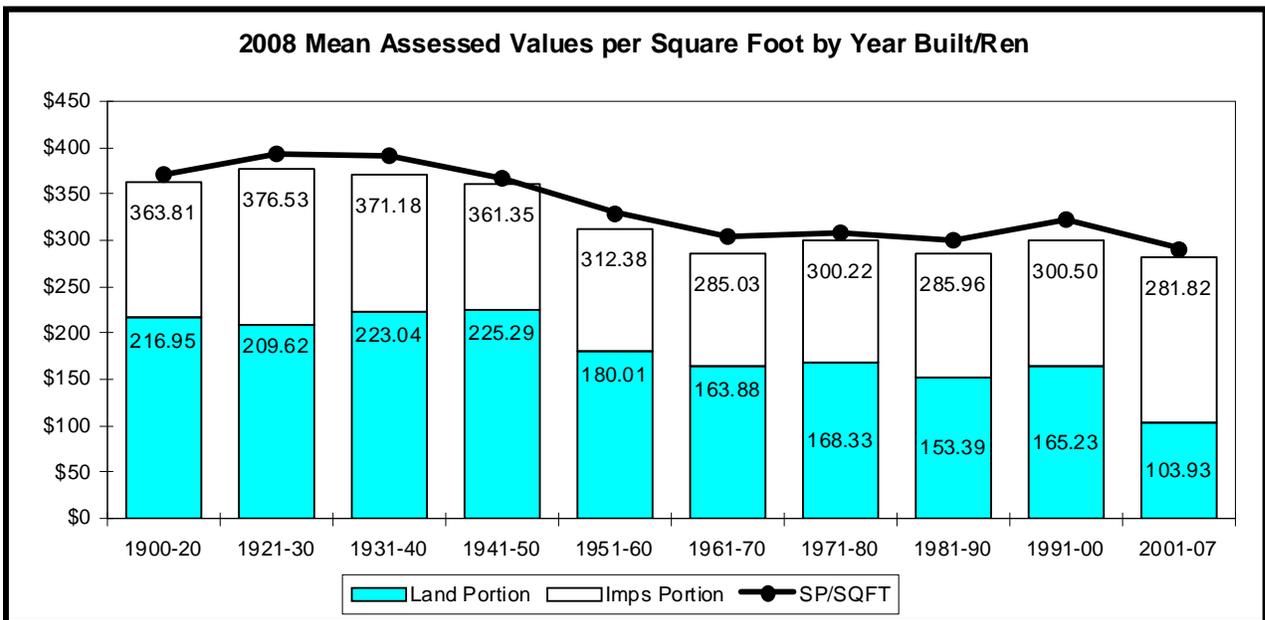
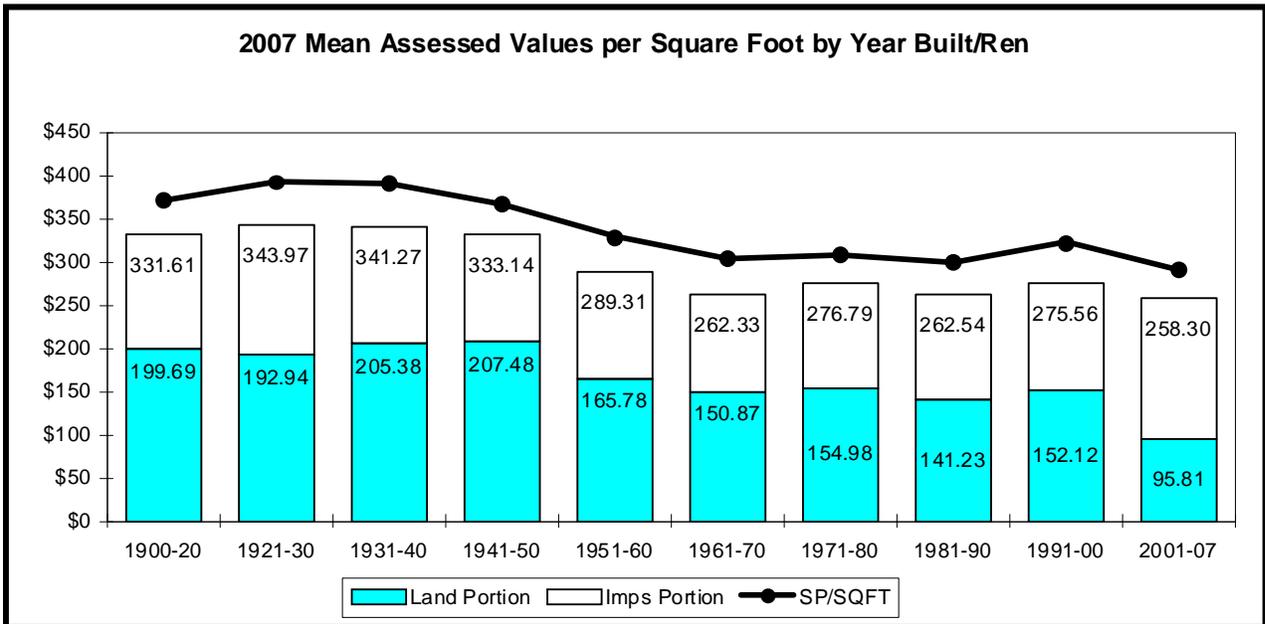
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	67	8.60%
7	459	58.92%
8	215	27.60%
9	27	3.47%
10	11	1.41%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	779	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	8	0.16%
6	406	8.09%
7	3363	66.98%
8	1151	22.92%
9	76	1.51%
10	16	0.32%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5021	



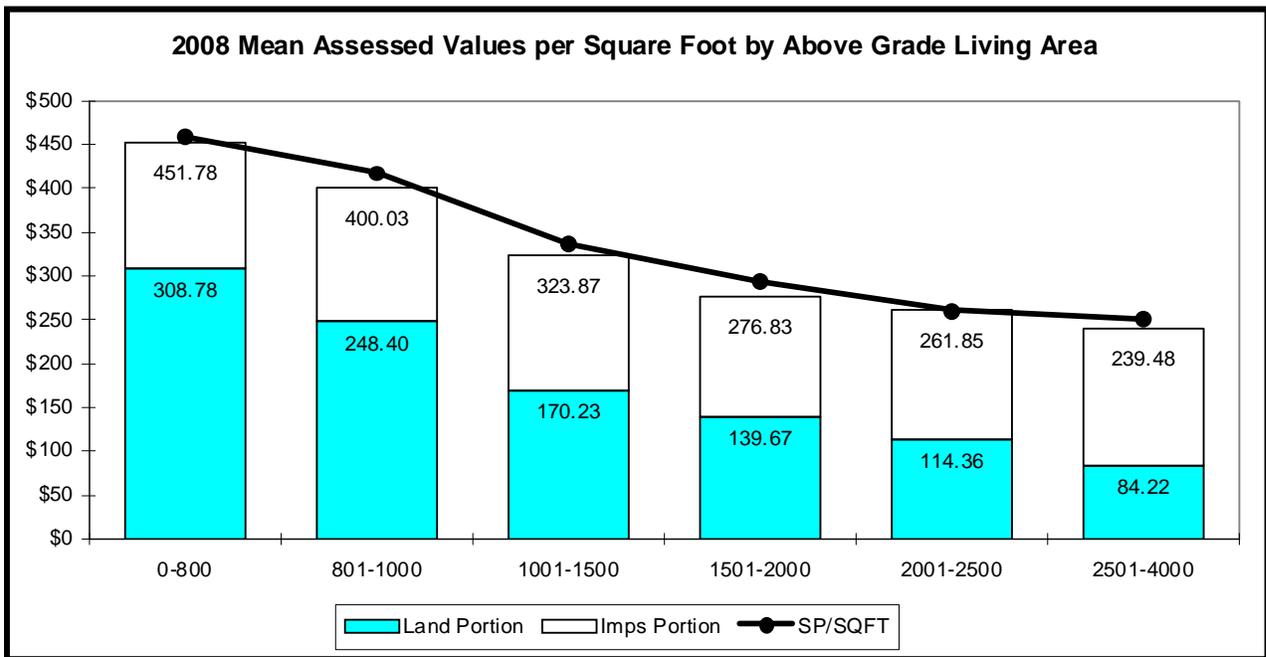
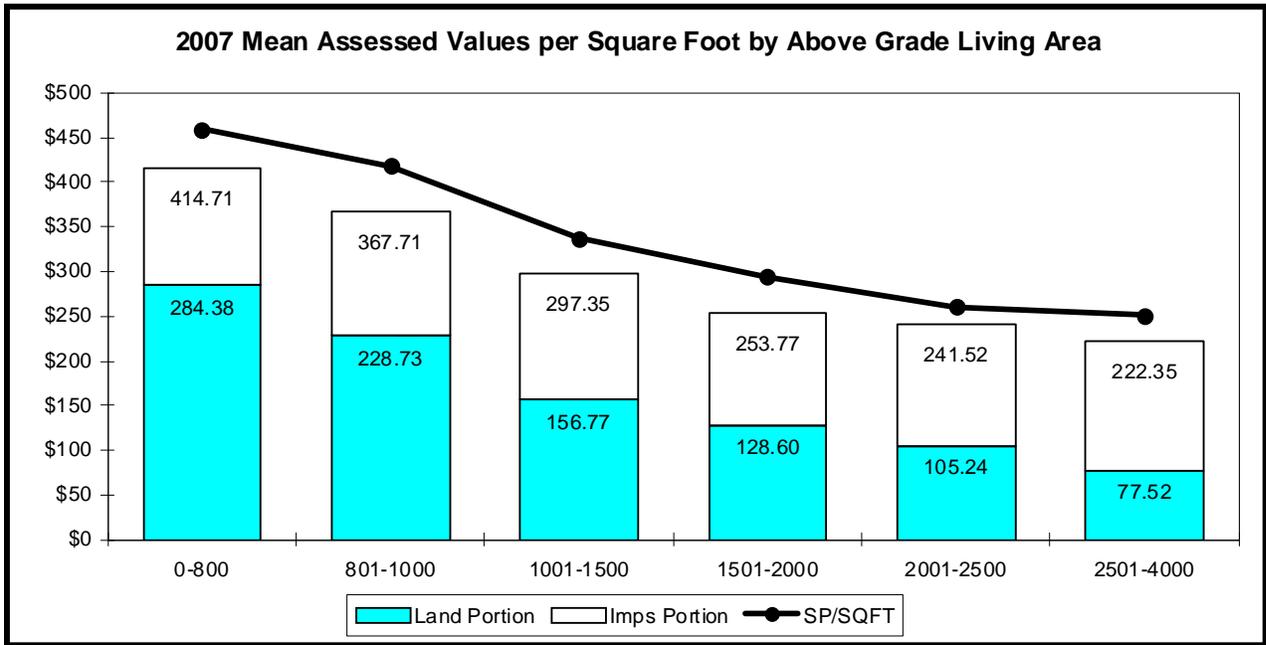
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2007 and 2008 Per Square Foot Values By Year Built / Renovated



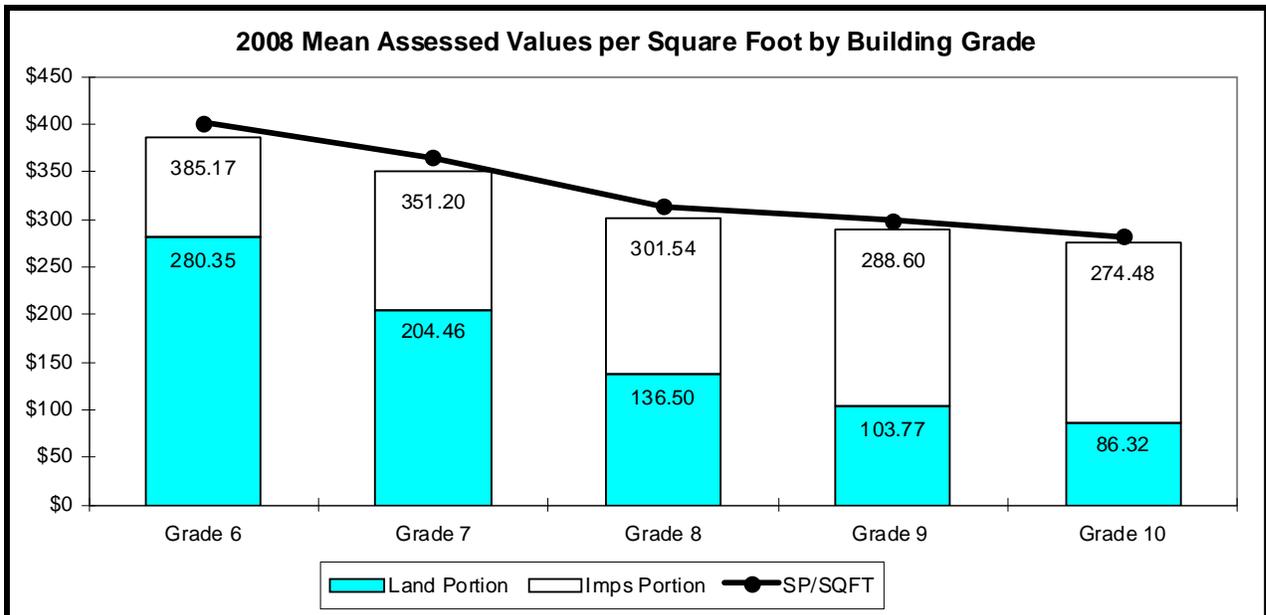
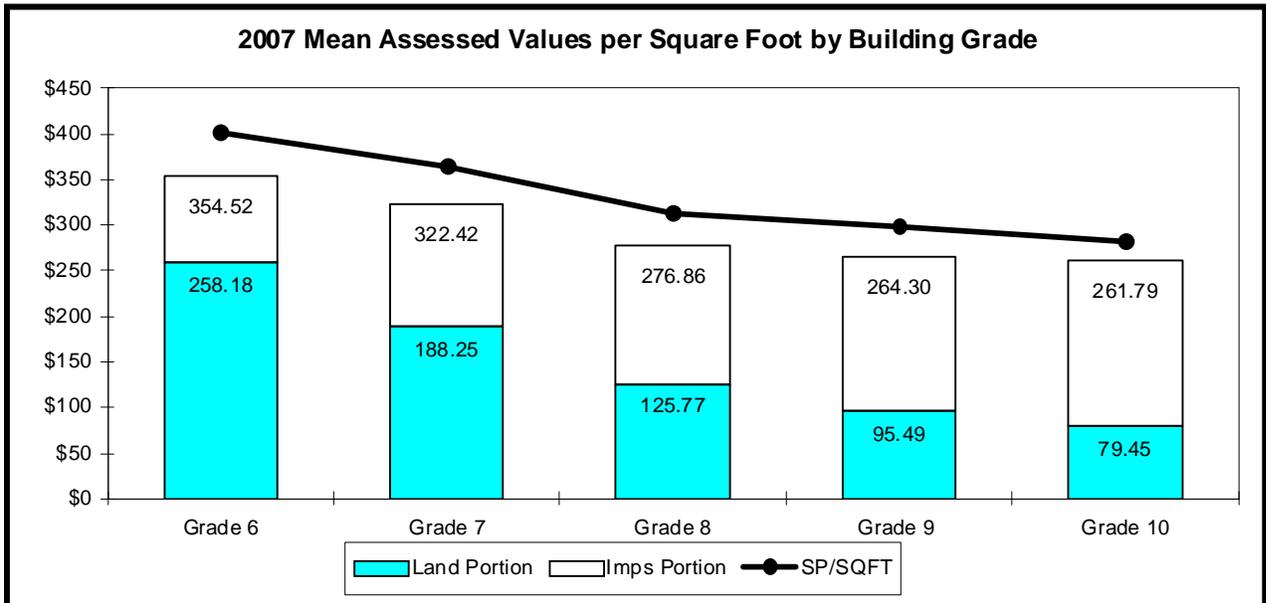
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2007 and 2008 Per Square Foot Values  
By Above Grade Living Area**

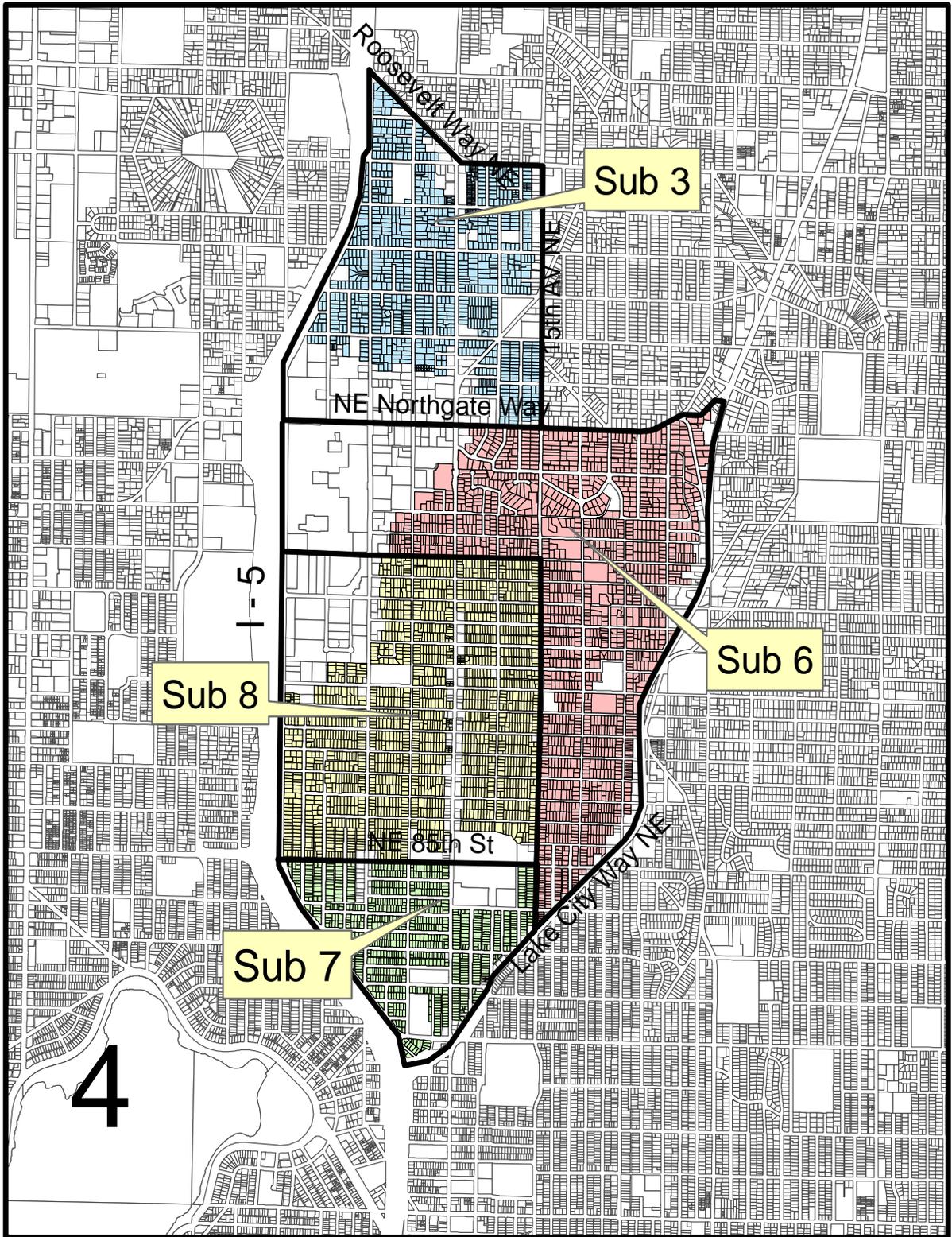


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2007 and 2008 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



**King County**

**Area 7  
Subarea Map**

Area 7  
2008

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## **Annual Update Process**

***Effective Date of Appraisal: January 1, 2008***

***Date of Appraisal Report: August 27, 2008***

### ***King County Revaluation Cycle***

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

### ***Data Utilized***

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land Update***

There were not enough vacant sales to derive a market adjustment based only on vacant land sales. Based on the total percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

$$\mathbf{2008\ Land\ Value = 2007\ Land\ Value \times 1.088}$$

with results rounded down to the next \$1,000

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the ??? useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that an overall market adjustment applied to the population would improve assessment levels and maintain equalization.

The derived adjustment formulas are:

$$\mathbf{2008\ Total\ Value = 2007\ Total\ Value * 1.10} \quad \mathbf{(for\ parcels\ receiving\ the\ overall\ adjustment\ only)}$$

$$\mathbf{2008\ Total\ Value = 2007\ Total\ Value * 1.07} \quad \mathbf{(for\ parcels\ in\ Subarea\ 6\ receiving\ no\ other\ adjustment)}$$

$$\mathbf{2008\ Total\ Value = 2007\ Total\ Value * 1.05} \quad \mathbf{(for\ parcels\ with\ grade > 9, also\ parcels\ in\ this\ category\ in\ Subarea\ 6)}$$

$$\mathbf{2008\ Total\ Value = 2007\ Total\ Value * 1.0} \quad \mathbf{(for\ parcels\ with\ lots\ sizes > 12,000\ sq\ ft\ including\ parcels\ with\ Grade > 9\ and/or\ located\ in\ Subarea\ 6)}$$

The resulting total value is rounded down to the next \$1,000, then:

$$\mathbf{2008\ Improvements\ Value = 2008\ Total\ Value\ minus\ 2008\ Land\ Value}$$

An explanatory adjustment table is included in this report.

### ***Improved Parcel Update (continued)***

Other: \*If multiple houses exist on a parcel, the total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.088) – (New Land Value) = New Improvement Value.

\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

\*If “accessory improvements only”, the total % Change as indicated by the sales sample is used to arrive at a new total value (Previous Total Value \* 1.088) – (New Land Value) = New Improvement Value.

\*If vacant parcels (no improvement value) only the land adjustment applies.

\*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)

\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

\* Any properties excluded from the annual up-date process are noted in RealProperty.

### ***Mobile Home Update***

There are no mobile homes in Area 7.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 7 Annual Update Model Adjustments

**2008 Total Value = 2007 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

10.00%

**SqFtLot > 12000** **Yes**

% Adjustment -10.00%

**Grade > 9** **Yes**

% Adjustment -5.00%

**Subarea 6** **Yes**

% Adjustment -3.00%

### Comments

The % adjustments shown are what would be applied under the following conditions.

For instance, parcels with lot sizes greater than 12,000 square feet would receive a net 0% change from previous value (10% - 10%). Parcels in this category located in Subarea 6 and/or having grade 9 or greater homes would not receive an additional adjustment.

Parcels with grades greater than 9 would approximately receive a 5% upward adjustment (10% - 5%). Parcels in this category located in Subarea 6 would not receive an additional adjustment.

Parcels in Subarea 6 receiving this location adjustment would approximately receive a 7% upward adjustment (10% - 3%).

69% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.962.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
6	67	0.876	0.951	8.6%	0.917	0.985
7	459	0.883	0.962	8.9%	0.951	0.973
8	215	0.882	0.961	8.9%	0.945	0.977
9	27	0.885	0.967	9.3%	0.920	1.013
10	11	0.935	0.981	4.9%	0.925	1.037
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1920	30	0.898	0.986	9.7%	0.933	1.038
1921-1930	137	0.869	0.952	9.5%	0.931	0.973
1931-1940	100	0.873	0.948	8.7%	0.924	0.973
1941-1950	197	0.909	0.986	8.5%	0.967	1.004
1951-1960	63	0.877	0.948	8.1%	0.915	0.981
1961-1970	31	0.866	0.939	8.5%	0.893	0.986
1971-1980	21	0.899	0.975	8.5%	0.926	1.025
1981-1990	25	0.872	0.950	8.9%	0.902	0.997
1991-2000	30	0.856	0.933	8.9%	0.894	0.972
>2000	145	0.886	0.964	8.8%	0.947	0.981
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	412	0.882	0.959	8.8%	0.948	0.971
Good	303	0.896	0.974	8.8%	0.960	0.989
Very Good	64	0.849	0.926	9.1%	0.892	0.960
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	444	0.886	0.962	8.6%	0.950	0.973
1.5	152	0.875	0.957	9.4%	0.935	0.979
2.5	4	1.028	1.112	8.2%	1.035	1.189
3	66	0.859	0.943	9.8%	0.926	0.961

## Area 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.962.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	65	0.900	0.980	8.9%	0.948	1.012
801-1000	151	0.881	0.958	8.8%	0.939	0.977
1001-1500	398	0.882	0.961	8.9%	0.949	0.972
1501-2000	95	0.864	0.942	9.1%	0.913	0.972
2001-2500	41	0.926	1.004	8.4%	0.971	1.037
2501-4000	29	0.887	0.955	7.6%	0.907	1.002
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	734	0.883	0.960	8.8%	0.952	0.969
Y	45	0.900	0.978	8.6%	0.935	1.020
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3	163	0.872	0.953	9.3%	0.937	0.969
6	223	0.912	0.975	6.9%	0.958	0.992
8	272	0.870	0.954	9.6%	0.938	0.969
7	121	0.881	0.967	9.8%	0.945	0.989
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3001	117	0.884	0.971	9.8%	0.952	0.989
3001-5000	140	0.877	0.961	9.5%	0.941	0.981
5001-8000	423	0.884	0.960	8.7%	0.948	0.972
8001-12000	82	0.878	0.952	8.4%	0.921	0.983
12001-30000	17	0.965	1.008	4.4%	0.935	1.081

# Annual Update Ratio Study Report (Before)

## 2007 Assessments

<b>District/Team:</b> NW / Team 2	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 8/27/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> 7	<b>Appr ID:</b> tkru	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	779
Mean Assessed Value	381,500
Mean Sales Price	431,500
Standard Deviation AV	94,834
Standard Deviation SP	116,000

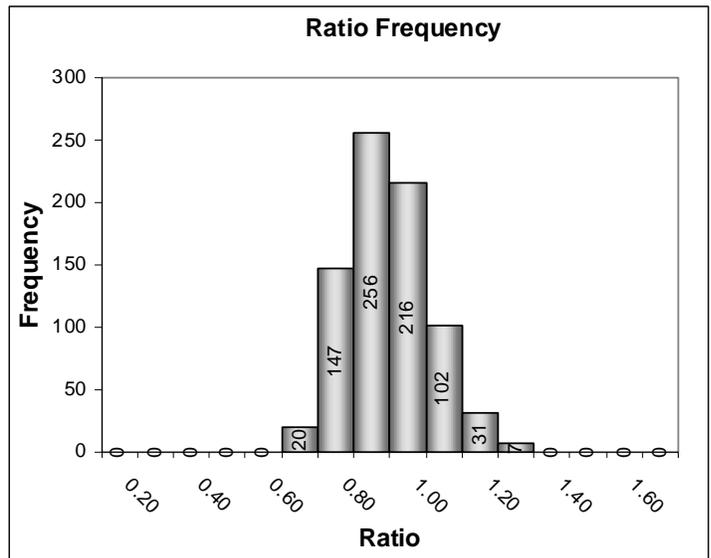
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.895
Median Ratio	0.887
Weighted Mean Ratio	0.884

<b>UNIFORMITY</b>	
Lowest ratio	0.630
Highest ratio:	1.289
Coefficient of Dispersion	10.19%
Standard Deviation	0.114
Coefficient of Variation	12.75%
Price Related Differential (PRD)	1.013

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.878
Upper limit	0.897
<b>95% Confidence: Mean</b>	
Lower limit	0.887
Upper limit	0.903

<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	5021
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.114
Recommended minimum:	21
Actual sample size:	779
Conclusion:	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	413
# ratios above mean:	366
z:	1.684
Conclusion:	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

1 to 3 Unit Residences in Area 7

# Annual Update Ratio Study Report (After)

## 2008 Assessments

<b>District/Team:</b> NW / Team 2	<b>Lien Date:</b> 01/01/2008	<b>Date of Report:</b> 8/27/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> 7	<b>Appr ID:</b> tkru	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	779
<b>Mean Assessed Value</b>	415,100
<b>Mean Sales Price</b>	431,500
<b>Standard Deviation AV</b>	101,645
<b>Standard Deviation SP</b>	116,000

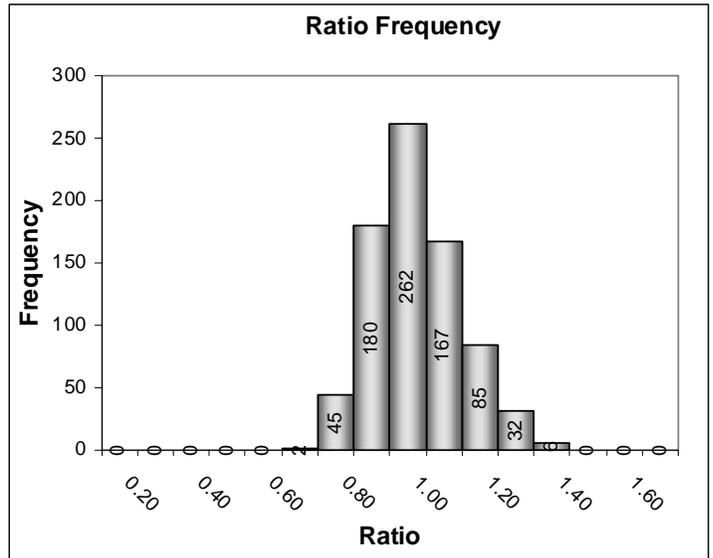
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.975
<b>Median Ratio</b>	0.966
<b>Weighted Mean Ratio</b>	0.962

<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.674
<b>Highest ratio:</b>	1.376
<b>Coefficient of Dispersion</b>	10.06%
<b>Standard Deviation</b>	0.123
<b>Coefficient of Variation</b>	12.59%
<b>Price Related Differential (PRD)</b>	1.013

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.954
<i>Upper limit</i>	0.975
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.966
<i>Upper limit</i>	0.983

<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	5021
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.123
<b>Recommended minimum:</b>	24
<b>Actual sample size:</b>	779
<b>Conclusion:</b>	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	415
# ratios above mean:	364
z:	1.827
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

1 to 3 Unit Residences in Area 7

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### ***Residential Building Grades***

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis**  
**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	641310	0091	8/28/07	\$300,000	620	0	6	1942	4	5850	N	N	11537 8TH AVE NE
003	204450	0055	4/24/07	\$310,000	730	0	6	1942	3	6010	N	N	1038 NE 117TH ST
003	641210	0091	6/12/06	\$270,000	760	0	6	1940	4	5328	N	N	332 NE 120TH ST
003	156010	0120	8/27/07	\$327,000	770	0	6	1943	4	7038	N	N	11358 14TH AVE NE
003	156010	0195	1/28/05	\$265,000	770	0	6	1943	4	7050	N	N	11312 12TH AVE NE
003	641360	0298	2/9/05	\$195,000	770	0	6	1947	3	6360	N	N	12303 8TH AVE NE
003	156010	0210	12/12/07	\$332,500	780	0	6	1943	4	7000	N	N	11326 12TH AVE NE
003	156010	0200	8/16/06	\$349,950	800	0	6	1943	4	7050	N	N	11316 12TH AVE NE
003	156010	0215	1/25/06	\$290,000	800	0	6	1943	3	7000	N	N	11332 12TH AVE NE
003	156010	0230	10/4/07	\$336,900	800	0	6	1943	4	7000	N	N	11346 12TH AVE NE
003	156010	0230	9/8/05	\$251,230	800	0	6	1943	4	7000	N	N	11346 12TH AVE NE
003	204450	0051	7/26/05	\$262,000	830	0	6	1942	4	6413	N	N	11700 ROOSEVELT WAY NE
003	641310	0095	11/28/07	\$348,000	850	0	6	1944	4	6544	N	N	11522 7TH AVE NE
003	641160	0198	1/7/05	\$245,000	860	0	6	1941	4	5400	N	N	11544 4TH AVE NE
003	156010	0085	11/21/05	\$284,000	870	0	6	1943	3	6850	N	N	11322 14TH AVE NE
003	292604	9216	3/24/06	\$380,000	900	0	6	1952	4	14000	N	N	11331 9TH AVE NE
003	204450	0050	10/14/05	\$275,000	910	0	6	1942	3	6393	N	N	11706 ROOSEVELT WAY NE
003	641310	0090	4/11/05	\$240,000	970	0	6	1942	4	5850	N	N	11539 8TH AVE NE
003	641310	0332	5/17/06	\$330,000	990	0	6	1933	4	9618	N	N	11736 8TH AVE NE
003	641410	0134	7/6/06	\$275,000	1040	0	6	1945	4	6641	N	N	12606 8TH AVE NE
003	271110	0030	1/9/07	\$290,000	820	0	7	1947	4	6000	N	N	904 NE 113TH ST
003	292604	9169	8/19/05	\$284,888	830	450	7	1942	3	6722	N	N	11353 5TH AVE NE
003	082000	0080	7/27/06	\$299,000	860	0	7	1940	4	8280	N	N	12020 14TH AVE NE
003	156010	0035	8/3/06	\$330,000	870	0	7	1942	4	6900	N	N	11327 15TH AVE NE
003	641410	0039	8/27/07	\$334,000	870	0	7	1949	4	7863	N	N	527 NE 127TH ST
003	156010	0005	7/18/06	\$327,950	890	0	7	1942	3	7038	N	N	11357 15TH AVE NE
003	292604	9120	6/14/06	\$380,000	920	480	7	1936	5	7311	N	N	12320 11TH AVE NE
003	292604	9174	6/23/06	\$380,000	950	0	7	1941	4	6250	N	N	317 NE 115TH ST
003	204450	0152	12/18/07	\$326,600	960	480	7	1954	4	6000	N	N	11549 12TH AVE NE
003	641310	0112	7/9/07	\$418,900	980	620	7	1973	3	6500	N	N	11508 7TH AVE NE
003	543330	0005	2/14/05	\$267,500	990	0	7	1950	3	7800	N	N	1423 NE 113TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	641360	0338	6/21/07	\$345,000	990	0	7	1947	4	6240	N	N	522 NE 123RD ST
003	641360	0375	8/23/06	\$357,000	990	360	7	1947	3	9120	N	N	505 NE 125TH ST
003	527220	0040	1/2/07	\$285,000	1000	0	7	1947	3	6947	N	N	904 NE 117TH ST
003	527220	0045	6/19/06	\$350,000	1000	0	7	1947	4	6914	N	N	11714 9TH AVE NE
003	641410	0094	12/6/07	\$335,000	1030	0	7	1951	3	10869	N	N	541 NE 127TH ST
003	292604	9426	3/8/07	\$359,950	1050	0	7	1962	3	6270	N	N	12015 12TH AVE NE
003	156010	0010	7/14/06	\$369,000	1060	0	7	1942	4	6900	N	N	11353 15TH AVE NE
003	292604	9001	3/9/05	\$276,472	1060	630	7	1926	3	11130	N	N	12305 14TH AVE NE
003	641360	0278	8/10/05	\$320,650	1060	570	7	1983	3	6128	N	N	827 A NE 125TH ST
003	641360	0194	8/8/06	\$340,000	1080	220	7	2001	3	1403	N	N	12311 B ROOSEVELT WAY NE
003	204450	0251	10/2/06	\$339,500	1110	0	7	1941	4	6907	N	N	1208 NE 117TH ST
003	271110	0075	11/10/05	\$283,000	1110	0	7	1947	5	6000	N	N	916 NE 114TH ST
003	527220	0020	9/18/06	\$272,000	1120	0	7	1947	3	6914	N	N	11715 ROOSEVELT WAY NE
003	204450	0142	12/12/05	\$374,950	1130	640	7	1952	4	6000	N	N	11545 12TH AVE NE
003	925990	0045	8/11/05	\$300,000	1130	0	7	1955	4	7311	N	N	12325 11TH AVE NE
003	641360	0193	9/25/06	\$342,000	1130	240	7	2001	3	1196	N	N	12307 A ROOSEVELT WAY NE
003	223800	0045	8/24/06	\$335,000	1150	0	7	1949	3	7200	N	N	337 NE 120TH ST
003	641310	0302	9/14/06	\$377,000	1150	0	7	1951	4	7200	N	N	556 NE 117TH ST
003	204450	0066	11/1/05	\$355,000	1160	360	7	1985	3	7200	N	N	1029 NE 117TH ST
003	292604	9328	3/16/07	\$339,950	1170	0	7	1953	3	6300	N	N	1212 NE 123RD ST
003	543330	0120	4/4/07	\$499,995	1170	800	7	1947	4	8520	N	N	11041 14TH AVE NE
003	204450	0065	4/2/07	\$489,500	1180	480	7	1985	3	7200	N	N	1035 NE 117TH ST
003	641160	0215	6/23/05	\$395,000	1210	720	7	1989	3	6596	N	N	11511 5TH AVE NE
003	641410	0052	10/31/06	\$385,000	1220	0	7	1949	4	7247	N	N	534 NE 125TH ST
003	641410	0724	11/13/06	\$439,950	1250	1000	7	1991	3	7288	N	N	12731 ROOSEVELT WAY NE
003	641410	0104	9/16/05	\$439,950	1270	500	7	1939	3	7244	N	N	802 NE 125TH ST
003	641160	0163	1/14/05	\$266,250	1280	0	7	1947	4	9045	N	N	148 NE 115TH ST
003	641210	0093	12/27/06	\$340,000	1280	0	7	1954	3	7738	N	N	12021 5TH AVE NE
003	641360	0100	5/27/05	\$247,500	1290	0	7	1964	4	7440	N	N	12018 8TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	204450	0292	1/26/07	\$475,000	1310	900	7	1995	3	9479	N	N	11740 14TH AVE NE
003	641210	0095	8/22/05	\$326,689	1310	0	7	1954	3	5200	N	N	348 NE 120TH ST
003	292604	9453	7/20/07	\$475,000	1320	260	7	1967	3	7319	N	N	12000 12TH AVE NE
003	543330	0170	12/7/06	\$375,000	1320	0	7	1950	3	8580	N	N	11022 12TH AVE NE
003	543330	0100	3/7/06	\$345,000	1330	0	7	1949	4	8083	N	N	11058 14TH AVE NE
003	292604	9555	5/9/07	\$405,000	1330	130	7	2003	3	1954	N	N	1231 NE 124TH ST
003	641310	0163	9/28/05	\$359,950	1340	0	7	1949	3	7800	N	N	817 NE 117TH ST
003	641310	0120	5/9/07	\$367,000	1350	0	7	1949	4	7200	N	N	11504 8TH AVE NE
003	641360	0132	2/16/06	\$353,000	1360	0	7	1952	4	7200	N	N	827 NE 123RD ST
003	641310	0373	2/5/07	\$370,000	1370	0	7	1951	4	8307	N	N	11745 ROOSEVELT WAY NE
003	292604	9082	4/12/05	\$434,000	1380	170	7	1927	5	11045	N	N	12055 14TH AVE NE
003	641310	0340	11/15/05	\$355,000	1380	0	7	1949	4	8153	N	N	11744 8TH AVE NE
003	641310	0094	7/10/06	\$361,000	1390	0	7	1988	3	6500	N	N	11528 7TH AVE NE
003	641410	0073	8/21/07	\$395,000	1400	0	7	1954	4	7600	N	N	549 NE 126TH ST
003	925990	0030	10/13/05	\$340,000	1400	0	7	1954	4	7343	N	N	1030 NE 123RD ST
003	292604	9362	6/9/06	\$325,950	1420	0	7	1954	4	6946	N	N	1200 NE 124TH ST
003	641310	0110	10/4/05	\$352,500	1440	0	7	1964	5	5850	N	N	558 NE 115TH ST
003	543330	0085	9/1/06	\$431,600	1450	0	7	1948	4	8220	N	N	11040 14TH AVE NE
003	641360	0136	5/9/06	\$347,000	1450	0	7	1956	3	5600	N	N	12054 8TH AVE NE
003	641410	0059	7/5/06	\$480,000	1450	1060	7	1996	3	7205	N	N	540 NE 125TH ST
003	641360	0287	5/9/06	\$430,000	1460	1130	7	1990	3	6127	N	N	801 NE 125TH ST
003	641310	0081	11/1/05	\$437,000	1560	480	7	1990	3	9136	N	N	11536 7TH AVE NE
003	641160	0207	9/6/07	\$440,000	1590	0	7	1969	3	6880	N	N	11524 4TH AVE NE
003	641310	0292	8/23/07	\$435,000	1630	0	7	1952	4	7200	N	N	11716 7TH AVE NE
003	641310	0312	3/3/05	\$381,900	1650	0	7	1947	4	6972	N	N	820 NE 117TH ST
003	781030	0035	10/20/05	\$320,000	1740	0	7	1981	4	7219	N	N	147 NE 116TH ST
003	082000	0010	4/27/07	\$395,100	1770	0	7	2001	3	2027	N	N	12332 A 14TH AVE NE
003	082000	0014	9/7/05	\$356,000	1770	0	7	2001	3	1969	N	N	12328 A 14TH AVE NE
003	082000	0016	7/12/05	\$330,000	1860	0	7	2001	3	2055	N	N	12332 B 14TH AVE NE
003	573050	0015	7/2/07	\$475,000	1870	0	7	1950	4	6600	N	N	12345 14TH AVE NE
003	573050	0020	11/7/07	\$525,000	1870	0	7	1950	3	6600	N	N	12339 14TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	641410	0091	6/15/06	\$465,000	2040	0	7	1953	4	6000	N	N	12619 8TH AVE NE
003	292604	9553	2/8/07	\$510,000	2490	0	7	2001	3	18790	N	N	321 NE 115TH ST
003	641360	0077	5/18/06	\$470,000	2830	0	7	1937	4	12250	N	N	12041 8TH AVE NE
003	232530	0014	10/15/06	\$340,200	1060	90	8	2006	3	1449	N	N	12303 A 10TH PL NE
003	950990	0030	3/12/07	\$420,000	1220	600	8	1958	4	5827	N	N	503 NE 124TH ST
003	232530	0030	12/26/06	\$319,950	1230	0	8	2006	3	1198	N	N	12317 A 10TH PL NE
003	232530	0040	1/9/07	\$319,950	1230	0	8	2006	3	1202	N	N	12323 A 10TH PL NE
003	232530	0031	2/12/07	\$319,950	1230	0	8	2006	3	856	N	N	12317 B 10TH PL NE
003	232530	0032	12/14/06	\$328,450	1230	0	8	2006	3	856	N	N	12317 C 10TH PL NE
003	232530	0033	1/19/07	\$319,950	1230	0	8	2006	3	1200	N	N	12317 D 10TH PL NE
003	232530	0011	1/2/07	\$315,950	1230	0	8	2006	3	858	N	N	12301 B 10TH PL NE
003	232530	0012	1/2/07	\$315,950	1230	0	8	2006	3	858	N	N	12301 C 10TH PL NE
003	232530	0013	1/19/07	\$319,950	1230	0	8	2006	3	1202	N	N	12301 D 10TH PL NE
003	232530	0041	2/28/07	\$322,500	1230	0	8	2006	3	859	N	N	12323 B 10TH PL NE
003	232530	0042	12/22/06	\$319,950	1230	0	8	2006	3	1203	N	N	12323 C 10TH PL NE
003	232530	0043	1/4/07	\$319,950	1230	0	8	2006	3	1203	N	N	12323 D 10TH PL NE
003	232530	0021	1/5/07	\$320,000	1230	0	8	2006	3	859	N	N	12309 B 10TH PL NE
003	232530	0022	1/5/07	\$320,000	1230	0	8	2006	3	859	N	N	12309 C 10TH PL NE
003	232530	0023	1/19/07	\$319,950	1230	0	8	2006	3	1204	N	N	12309 D 10TH PL NE
003	232530	0010	1/19/07	\$319,950	1240	0	8	2006	3	1229	N	N	12301 A 10TH PL NE
003	204450	0171	8/6/07	\$444,950	1300	520	8	1962	3	7462	N	N	11729 12TH AVE NE
003	232530	0037	10/2/06	\$370,000	1360	50	8	2006	3	1442	N	N	12319 D 10TH PL NE
003	204450	0022	11/8/07	\$508,500	1370	1080	8	1977	3	18805	N	N	1029 C NE 120TH ST
003	292604	9568	10/31/06	\$399,500	1379	0	8	2007	3	2236	N	N	11312 8TH AVE NE
003	292604	9202	8/14/07	\$389,950	1381	0	8	2007	3	1322	N	N	11818 F 8TH AVE NE
003	292604	9202	3/30/07	\$369,500	1381	0	8	2007	3	1322	N	N	11818 F 8TH AVE NE
003	292604	9558	1/29/07	\$379,000	1381	0	8	2007	3	1104	N	N	11318 E 8TH AVE NE
003	292604	9561	2/7/07	\$364,500	1381	0	8	2007	3	1220	N	N	11318 B 8TH AVE NE
003	292604	9563	2/28/07	\$369,500	1381	0	8	2007	3	1220	N	N	11316 D 8TH AVE NE
003	292604	9564	10/25/06	\$379,500	1381	0	8	2007	3	1180	N	N	11316 C 8TH AVE NE
003	292604	9565	4/4/07	\$359,500	1381	0	8	2007	3	916	N	N	11316 B 8TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	292604	9567	11/8/06	\$399,500	1381	0	8	2007	3	2046	N	N	11314 8TH AVE NE
003	292604	9569	12/13/06	\$380,585	1381	0	8	2007	3	1667	N	N	11310 D 8TH AVE NE
003	292604	9570	2/28/07	\$374,500	1381	0	8	2007	3	1180	N	N	11310 C 8TH AVE NE
003	292604	9571	4/9/07	\$362,000	1381	0	8	2007	3	916	N	N	11310 B 8TH AVE NE
003	292604	9572	2/8/07	\$364,500	1381	0	8	2007	3	1180	N	N	11310 A 8TH AVE NE
003	292604	9573	4/9/07	\$357,000	1381	0	8	2007	3	916	N	N	11308 F 8TH AVE NE
003	292604	9574	2/12/07	\$359,500	1381	0	8	2007	3	1180	N	N	11308 E 8TH AVE NE
003	292604	9576	12/26/06	\$364,500	1381	0	8	2007	3	1104	N	N	11308 C 8TH AVE NE
003	292604	9577	12/1/06	\$348,500	1381	0	8	2007	3	1104	N	N	11308 B 8TH AVE NE
003	292604	9578	3/28/07	\$359,500	1381	0	8	2007	3	1325	N	N	11308 A 8TH AVE NE
003	232530	0034	10/9/06	\$375,000	1410	90	8	2006	3	1444	N	N	12319 A 10TH PL NE
003	232530	0036	1/5/07	\$349,450	1410	90	8	2006	3	1031	N	N	12319 C 10TH PL NE
003	232530	0015	1/4/07	\$339,950	1410	90	8	2006	3	1030	N	N	12303 B 10TH PL NE
003	232530	0016	1/2/07	\$347,950	1410	90	8	2006	3	1030	N	N	12303 C 10TH PL NE
003	232530	0017	10/13/06	\$360,000	1410	90	8	2006	3	1441	N	N	12303 D 10TH PL NE
003	232530	0044	10/16/06	\$370,000	1410	90	8	2006	3	1439	N	N	12325 A 10TH PL SE
003	232530	0045	1/4/07	\$339,950	1410	90	8	2006	3	1027	N	N	12325 B 10TH PL NE
003	232530	0047	10/19/06	\$370,000	1410	90	8	2006	3	1438	N	N	12325 D 10TH PL NE
003	232530	0024	10/16/06	\$360,000	1410	90	8	2006	3	1440	N	N	12307 A 10TH PL NE
003	232530	0025	10/10/06	\$368,000	1410	90	8	2006	3	1028	N	N	12307 B 10TH PL NE
003	232530	0027	10/12/06	\$360,000	1410	90	8	2006	3	1440	N	N	12307 D 10TH PL NE
003	641360	0267	11/20/07	\$408,500	1420	260	8	1961	3	8300	N	N	12330 8TH AVE NE
003	156010	0180	9/13/06	\$370,000	1610	300	8	1943	4	7191	N	N	11303 14TH AVE NE
003	641360	0055	3/9/05	\$404,950	1610	870	8	1962	4	7602	N	N	12005 8TH AVE NE
003	641410	0022	5/11/07	\$445,000	1620	300	8	1961	4	7249	N	N	12516 5TH AVE NE
003	641360	0346	6/5/06	\$375,000	1630	0	8	1961	3	11639	N	N	12314 5TH AVE NE
003	223980	0060	8/19/05	\$464,950	1690	1310	8	1964	4	7056	N	N	11544 6TH PL NE
003	082000	0005	3/20/07	\$600,000	1890	1000	8	1958	3	8021	N	N	12356 14TH AVE NE
003	641310	0190	5/5/05	\$580,000	1920	0	8	1976	5	9419	N	N	11532 9TH AVE NE
003	641360	0102	3/14/05	\$347,000	2030	0	8	1967	4	10935	N	N	12012 8TH AVE NE
003	641360	0122	12/6/05	\$463,500	2080	0	8	1958	4	7225	N	N	12207 9TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	641360	0177	9/12/06	\$432,000	2320	0	8	1956	3	8160	N	N	906 NE 122ND ST
003	641360	0103	2/28/05	\$492,500	2360	0	8	2005	3	7200	N	N	12010 8TH AVE NE
003	204450	0190	9/11/06	\$480,000	2400	0	8	1961	3	26324	N	N	11737 12TH AVE NE
003	292604	9499	11/21/06	\$490,000	2520	0	8	1979	3	8003	N	N	12023 B 12TH AVE NE
003	232530	0020	12/26/06	\$319,950	1600	90	9	2006	3	1203	N	N	12309 A 10TH PL NE
003	292604	9157	5/11/07	\$578,000	2320	0	9	2002	3	7200	N	N	535 NE 115TH ST
003	641360	0124	6/12/06	\$599,000	2550	0	9	2006	3	7490	N	N	12046 8TH AVE NE
003	204450	0199	2/13/06	\$620,000	2806	0	9	2005	3	7020	N	N	11751 12TH AVE NE
003	641410	0014	12/13/07	\$650,000	2960	0	9	2005	3	7851	N	N	524 NE 125TH ST
003	641160	0440	5/25/06	\$670,000	2790	0	10	2006	3	14040	N	N	11743 5TH AVE NE
006	802420	2490	5/20/05	\$279,500	540	540	6	1942	4	4559	N	N	9600 17TH AVE NE
006	326530	0355	10/24/05	\$284,950	600	260	6	1927	4	7402	N	N	1909 NE 98TH ST
006	864150	0340	3/17/06	\$308,000	610	540	6	2005	3	3120	N	N	9014 20TH AVE NE
006	510140	8507	8/9/07	\$346,000	690	0	6	1948	4	6380	N	N	805 NE 105TH ST
006	510140	7537	1/10/05	\$280,000	710	240	6	1948	3	6380	N	N	2330 NE 103RD ST
006	510040	0350	11/17/05	\$285,400	720	0	6	1941	3	4000	N	N	1717 NE 86TH ST
006	510140	1873	1/24/05	\$355,000	740	620	6	1927	4	3996	N	N	8814 17TH AVE NE
006	510140	0994	7/13/05	\$292,627	760	0	6	1941	3	6380	N	N	1654 NE 86TH ST
006	510140	5805	7/24/07	\$390,000	760	200	6	1945	4	6350	N	N	2131 NE 102ND ST
006	802420	1880	3/25/05	\$278,500	760	0	6	1926	4	5109	N	N	1524 NE 97TH ST
006	510040	0335	11/28/05	\$309,950	790	0	6	1941	5	5940	N	N	1712 NE 85TH ST
006	890200	0295	6/12/07	\$347,500	810	340	6	1937	3	11000	N	N	2429 NE NORTHGATE WAY
006	743450	0010	8/24/06	\$409,000	820	150	6	1946	4	5800	N	N	10321 15TH AVE NE
006	510140	2198	9/4/07	\$250,000	830	0	6	1947	3	5390	N	N	8912 20TH AVE NE
006	510140	5290	6/2/05	\$290,000	830	360	6	1920	3	5750	N	N	9727 LAKE CITY WAY NE
006	510140	5760	6/1/06	\$294,000	830	0	6	1929	3	7367	N	N	10001 21ST AVE NE
006	510140	5604	3/23/07	\$329,000	900	0	6	1947	3	6380	N	N	1539 NE 102ND ST
006	510140	4397	1/17/06	\$302,000	960	240	6	1940	3	5376	N	N	9420 17TH AVE NE
006	510140	1850	5/8/06	\$369,000	980	0	6	1928	4	4588	N	N	1727 NE 89TH ST
006	510140	4074	3/13/06	\$415,000	980	0	6	1944	4	6380	N	N	1536 NE 92ND ST
006	510140	5757	7/11/07	\$400,000	1030	0	6	1927	4	5334	N	N	2117 NE 102ND ST

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510140	1762	1/12/05	\$353,000	1140	0	6	1928	4	7250	N	N	1540 NE 88TH ST
006	510140	8489	9/12/06	\$441,950	1250	0	6	1940	5	5973	N	N	803 NE 105TH ST
006	326530	0315	4/1/05	\$360,000	740	300	7	1933	4	8190	N	N	9709 20TH AVE NE
006	510140	5902	9/5/06	\$382,000	750	0	7	1950	4	6380	N	N	10204 23RD AVE NE
006	510140	7290	8/3/07	\$331,000	750	0	7	1950	3	6380	N	N	1745 NE 104TH ST
006	510140	0841	8/10/06	\$435,000	760	180	7	1941	3	6380	Y	N	1713 NE 88TH ST
006	510140	0859	6/29/05	\$398,000	770	770	7	1941	4	6380	N	N	1729 NE 88TH ST
006	510140	4107	5/25/07	\$326,000	770	0	7	1948	3	5376	N	N	9233 17TH AVE NE
006	510140	8710	6/30/06	\$365,000	790	200	7	1940	4	5413	N	N	10327 12TH AVE NE
006	802420	1810	7/5/05	\$375,000	800	150	7	1940	4	5109	Y	N	1539 NE 98TH ST
006	890200	0035	7/29/05	\$341,092	810	0	7	1938	4	8560	N	N	10532 23RD AVE NE
006	510140	7465	12/22/05	\$340,000	820	170	7	1941	4	7280	N	N	10328 23RD AVE NE
006	510140	5970	5/11/07	\$370,000	840	0	7	1946	3	6496	N	N	10216 20TH AVE NE
006	890100	0290	2/11/05	\$276,000	840	0	7	1938	3	5100	N	N	1534 NE 107TH ST
006	510140	1003	4/18/06	\$376,000	860	0	7	1942	5	5376	N	N	8625 17TH AVE NE
006	510140	2258	4/3/07	\$465,000	860	220	7	1931	3	6380	N	N	1742 NE 89TH ST
006	510140	2258	10/14/05	\$340,000	860	220	7	1931	3	6380	N	N	1742 NE 89TH ST
006	802420	2520	11/22/05	\$404,000	860	290	7	1940	3	6634	N	N	1727 NE 98TH ST
006	557720	0475	10/12/05	\$305,000	870	0	7	1925	4	6850	N	N	1520 NE 102ND ST
006	510140	0850	7/11/05	\$361,000	880	0	7	1937	3	6380	N	N	1712 NE 86TH ST
006	510140	1816	7/8/05	\$439,000	880	140	7	1928	3	5410	N	N	8807 17TH AVE NE
006	510140	2652	4/14/05	\$334,950	880	400	7	1936	3	5376	Y	N	9111 17TH AVE NE
006	510140	4404	11/13/06	\$400,000	880	270	7	1941	3	5376	N	N	1704 NE 94TH ST
006	890100	0865	7/10/06	\$334,950	880	0	7	1941	5	4500	N	N	1910 NE 107TH ST
006	510140	2344	4/10/06	\$391,000	890	0	7	1942	3	7250	Y	N	1523 NE 91ST ST
006	802420	1645	4/6/07	\$443,500	890	880	7	1941	4	6528	N	N	1546 NE 98TH ST
006	802420	1940	9/1/06	\$465,000	890	340	7	1942	4	4966	N	N	1511 NE 97TH ST
006	510040	0270	4/20/06	\$412,000	900	120	7	1941	3	5410	N	N	8526 17TH AVE NE
006	510140	7790	11/21/07	\$349,950	900	0	7	1947	4	5413	N	N	10425 20TH AVE NE
006	510140	7790	7/26/05	\$295,000	900	0	7	1947	4	5413	N	N	10425 20TH AVE NE
006	510140	5000	4/12/07	\$465,000	910	400	7	1949	4	5413	N	N	9626 20TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	890100	0190	9/17/07	\$327,000	910	0	7	1938	3	13750	N	N	10726 15TH AVE NE
006	510140	0853	8/30/06	\$403,000	920	0	7	1939	4	6380	N	N	1710 NE 86TH ST
006	510140	1825	11/6/07	\$460,000	920	670	7	1927	5	5365	N	N	1745 NE 89TH ST
006	510140	7430	9/15/05	\$475,000	940	240	7	1941	4	6496	N	N	10315 23RD AVE NE
006	890100	0764	8/16/05	\$349,000	940	120	7	1945	3	9420	N	N	1715 NE 110TH ST
006	510140	2649	7/29/05	\$298,000	950	0	7	1950	3	8064	Y	N	9119 17TH AVE NE
006	802420	1620	4/10/06	\$412,500	950	930	7	1949	4	7613	N	N	1557 NE 100TH ST
006	326530	0305	5/24/05	\$345,000	960	0	7	1931	4	5460	N	N	9703 20TH AVE NE
006	743450	0075	5/19/06	\$382,000	960	0	7	1941	4	6700	N	N	1230 NE 103RD ST
006	288770	0060	9/19/05	\$330,000	970	480	7	1960	4	2700	Y	N	8224 15TH AVE NE
006	510140	0925	4/17/07	\$465,000	970	450	7	1928	4	5936	N	N	8624 15TH AVE NE
006	510140	0925	11/1/05	\$390,000	970	450	7	1928	4	5936	N	N	8624 15TH AVE NE
006	510140	0985	10/11/05	\$400,000	980	490	7	1942	4	6380	N	N	1541 NE 88TH ST
006	510140	4047	10/10/05	\$381,000	980	330	7	1940	3	5350	N	N	9222 15TH AVE NE
006	802420	1750	3/27/07	\$500,000	980	300	7	1950	4	6388	Y	N	1515 NE 98TH ST
006	802420	1750	10/26/06	\$399,950	980	300	7	1950	4	6388	Y	N	1515 NE 98TH ST
006	510140	4926	10/2/06	\$341,000	990	280	7	1946	3	14868	N	N	9514 20TH AVE NE
006	510140	2356	3/22/05	\$400,000	1010	0	7	1946	4	7728	N	N	9008 17TH AVE NE
006	510140	4421	7/27/07	\$456,000	1020	0	7	1952	3	7168	N	N	9427 20TH AVE NE
006	890100	0269	11/7/06	\$435,000	1020	0	7	1947	4	12719	N	N	10721 17TH AVE NE
006	890100	1438	6/22/05	\$335,000	1020	0	7	1947	4	6000	N	N	2024 NE 107TH ST
006	510140	2232	7/21/05	\$428,000	1040	850	7	1941	4	6380	N	N	1720 NE 89TH ST
006	510140	2350	10/26/07	\$476,500	1040	260	7	1940	3	5376	Y	N	1703 NE 91ST ST
006	510140	2391	8/24/05	\$440,000	1040	360	7	1946	4	8700	N	N	1728 NE 90TH ST
006	890150	0155	11/1/07	\$382,450	1040	490	7	1940	4	7500	N	N	10520 19TH AVE NE
006	510140	5945	11/18/05	\$365,000	1050	600	7	1947	4	6930	N	N	2316 NE 102ND ST
006	802420	2135	8/17/05	\$410,000	1050	0	7	1992	3	7665	N	N	1525 NE 96TH ST
006	890100	0213	8/22/07	\$387,500	1050	1050	7	1949	4	6120	N	N	10748 15TH AVE NE
006	510140	7635	8/1/06	\$360,000	1060	0	7	1941	4	6496	N	N	10418 20TH AVE NE
006	890200	0175	4/18/06	\$400,000	1060	200	7	1940	5	11479	N	N	10829 24TH AVE NE
006	890100	0220	5/18/06	\$369,950	1070	400	7	1942	3	11775	N	N	1511 NE NORTHGATE WAY

**Improved Sales Used in this Annual Update Analysis**  
**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510140	5820	4/11/05	\$337,000	1080	0	7	1949	3	7250	N	N	2110 NE 100TH ST
006	510140	5824	12/10/07	\$330,000	1080	0	7	1949	3	7250	N	N	2114 NE 100TH ST
006	510140	5824	11/28/05	\$293,160	1080	0	7	1949	3	7250	N	N	2114 NE 100TH ST
006	510140	8575	8/16/07	\$470,000	1080	790	7	1946	5	8250	N	N	10404 ROOSEVELT WAY NE
006	890200	0063	5/11/06	\$420,000	1080	1040	7	1953	3	7643	Y	N	10508 VICTORY LN NE
006	510140	5835	5/14/07	\$410,000	1090	600	7	1954	4	9860	N	N	2104 NE 100TH ST
006	510140	7800	7/31/06	\$490,000	1090	300	7	1946	4	5413	N	N	10417 20TH AVE NE
006	802420	2350	3/9/07	\$450,000	1090	560	7	1960	3	5106	N	N	1715 NE 97TH ST
006	802420	2250	7/30/07	\$420,000	1100	0	7	1953	3	7674	N	N	1709 NE 96TH ST
006	802420	2392	8/28/07	\$460,000	1100	470	7	1982	3	5103	N	N	1818 NE 96TH ST
006	510140	1767	5/11/06	\$464,950	1130	0	7	1941	4	7250	N	N	1528 NE 88TH ST
006	510140	5008	4/10/06	\$352,400	1130	0	7	1950	3	5413	N	N	9608 20TH AVE NE
006	510140	8564	6/25/05	\$370,000	1140	100	7	1908	5	7394	N	N	10401 ROOSEVELT WAY NE
006	510140	4162	9/19/05	\$380,000	1160	0	7	1996	3	5376	N	N	9209 20TH AVE NE
006	743450	0225	1/26/05	\$361,705	1170	0	7	1948	4	6650	N	N	1241 NE 104TH ST
006	890100	1366	10/17/05	\$389,000	1170	0	7	1982	3	7498	N	N	10722 20TH AVE NE
006	890200	0087	1/27/06	\$340,000	1170	360	7	1978	3	8089	N	N	10551 24TH AVE NE
006	292604	9521	3/29/05	\$375,000	1180	550	7	1983	3	7206	N	N	1012 A NE 105TH ST
006	510140	2352	11/10/05	\$331,000	1180	120	7	1946	4	6496	N	N	9020 17TH AVE NE
006	510140	2403	3/9/06	\$380,000	1180	1180	7	1946	4	6610	N	N	9019 20TH AVE NE
006	510140	4059	5/2/06	\$420,000	1180	200	7	1944	4	6380	N	N	1522 NE 92ND ST
006	510140	7285	4/12/05	\$340,000	1190	1070	7	1947	4	6935	N	N	1737 NE 104TH ST
006	510140	7580	4/12/06	\$379,950	1210	150	7	1953	3	4400	N	N	2338 NE 103RD ST
006	510140	7845	9/7/07	\$519,000	1210	900	7	1946	4	7763	N	N	1710 NE 104TH ST
006	116000	0215	11/15/05	\$275,000	1220	0	7	1949	3	7200	N	N	1215 NE NORTHGATE WAY
006	510140	8670	7/15/05	\$375,000	1220	700	7	1978	3	5100	N	N	10308 ROOSEVELT WAY NE
006	890100	0214	6/27/07	\$444,950	1220	850	7	1949	3	6413	N	N	10754 15TH AVE NE
006	510140	4138	3/30/06	\$325,000	1230	0	7	1970	3	6380	N	N	1720 NE 92ND ST
006	890100	1485	1/16/07	\$445,000	1230	300	7	1940	3	7247	N	N	10548 21ST AVE NE
006	890200	0068	10/5/05	\$410,000	1230	280	7	1973	3	7066	Y	N	10516 VICTORY LN NE
006	802420	2360	4/12/05	\$357,000	1240	0	7	1925	3	10159	N	N	1717 NE 97TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	288770	0105	10/16/07	\$383,500	1250	0	7	1978	3	5985	N	N	1512 NE 82ND ST
006	510140	2640	6/2/06	\$450,000	1250	1250	7	1970	3	7975	Y	N	1547 NE 92ND ST
006	890100	0855	10/24/06	\$359,950	1250	0	7	1941	4	6000	N	N	1908 NE 107TH ST
006	116000	0185	6/17/05	\$406,500	1270	900	7	1947	4	7800	N	N	10823 12TH AVE NE
006	864150	0005	8/2/05	\$321,500	1270	0	7	1991	3	3360	N	N	9128 20TH AVE NE
006	864150	0015	4/25/07	\$376,000	1270	0	7	1991	3	3120	N	N	9122 20TH AVE NE
006	890150	0145	6/3/05	\$475,000	1270	460	7	1940	4	7500	N	N	1916 NE 105TH ST
006	743450	0235	8/23/05	\$350,000	1290	0	7	1946	4	7714	N	N	1245 NE 104TH ST
006	890100	0035	5/18/05	\$323,750	1290	400	7	1942	4	8925	N	N	1537 NE ELSHIN PL
006	510140	7145	4/15/05	\$505,000	1300	520	7	1948	4	19140	N	N	1744 NE 102ND ST
006	510140	4920	10/21/05	\$440,000	1310	790	7	1995	3	5060	N	N	2021 NE 96TH ST
006	890100	0850	1/22/07	\$360,000	1310	0	7	1940	3	7503	N	N	10549 20TH AVE NE
006	288770	0430	8/9/06	\$504,000	1330	0	7	1927	4	3800	N	N	8243 17TH AVE NE
006	890200	0064	9/27/05	\$389,500	1330	800	7	1953	3	7646	Y	N	10502 VICTORY LN NE
006	802420	1659	5/27/05	\$400,000	1350	470	7	1942	4	8008	N	N	1538 NE 98TH ST
006	890200	0241	10/6/06	\$425,000	1350	1130	7	1941	4	11200	N	N	10808 24TH AVE NE
006	510140	8629	9/8/05	\$439,950	1350	640	7	1996	3	5077	N	N	1222 NE 104TH ST
006	864150	0345	3/6/06	\$380,000	1360	0	7	1989	3	3120	N	N	9010 20TH AVE NE
006	890100	0763	10/27/05	\$420,000	1370	930	7	2002	3	8000	N	N	10754 17TH AVE NE
006	890100	0907	10/18/06	\$425,000	1370	170	7	1947	4	6000	N	N	10748 19TH AVE NE
006	326530	0155	9/20/06	\$444,995	1380	600	7	1962	4	7250	N	N	1710 NE 98TH ST
006	510140	4395	5/18/06	\$459,950	1380	670	7	1963	4	5376	N	N	1707 NE 95TH ST
006	510140	8660	6/5/07	\$410,000	1380	240	7	1940	5	7140	N	N	10340 ROOSEVELT WAY NE
006	292604	9125	10/11/06	\$429,500	1420	0	7	1983	3	7520	N	N	816 NE 105TH ST
006	557720	0191	6/5/07	\$575,000	1420	1170	7	1960	4	12688	N	N	1534 NE 103RD ST
006	510140	1885	7/19/05	\$425,000	1440	200	7	1987	3	4785	N	N	1712 NE 88TH ST
006	510140	4902	12/16/05	\$429,000	1460	0	7	1940	4	9520	N	N	9524 20TH AVE NE
006	890100	0940	11/14/05	\$482,500	1460	670	7	1941	5	6515	N	N	10747 20TH AVE NE
006	510140	2320	6/13/06	\$464,500	1500	0	7	1938	4	6370	Y	N	9007 17TH AVE NE
006	288770	0451	10/12/05	\$570,000	1510	890	7	1928	4	5035	N	N	8257 17TH AVE NE
006	116000	0205	6/22/06	\$379,950	1520	430	7	1951	3	6900	N	N	10849 12TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510140	4104	3/8/06	\$455,000	1550	0	7	1984	3	6380	N	N	1538 NE 92ND ST
006	510140	8736	8/12/05	\$397,500	1560	0	7	1979	3	5220	N	N	817 NE 104TH ST
006	743450	0035	9/21/05	\$465,000	1670	0	7	2001	3	3069	N	N	10307 15TH AVE NE
006	288770	0011	1/5/06	\$527,000	1700	0	7	1925	5	3600	N	N	8250 15TH AVE NE
006	890100	0875	6/1/07	\$485,000	1740	440	7	1941	3	7241	N	N	10716 19TH AVE NE
006	890100	0265	8/22/05	\$539,000	1800	360	7	1940	5	13135	N	N	10725 17TH AVE NE
006	510140	7985	1/22/07	\$510,000	1810	190	7	1954	3	8775	N	N	1549 NE 105TH ST
006	510140	2358	3/21/05	\$510,000	1830	1830	7	1946	4	7720	Y	N	1708 NE 90TH ST
006	741120	0060	5/29/07	\$527,500	1880	0	7	1989	3	6725	N	N	1649 NE 86TH ST
006	557720	0285	11/3/05	\$464,300	1960	1100	7	1962	4	8594	N	N	1527 NE 103RD ST
006	510140	7250	8/13/07	\$402,500	1990	910	7	1947	3	9680	N	N	1729 NE 104TH ST
006	890100	0870	9/14/05	\$465,000	2020	0	7	1952	4	15000	N	N	10710 19TH AVE NE
006	890100	0745	8/6/07	\$655,000	2070	0	7	1938	4	15000	N	N	10726 17TH AVE NE
006	510140	2586	1/24/06	\$575,000	2140	0	7	2001	3	5328	N	N	9155 20TH AVE NE
006	890100	1435	12/9/07	\$529,950	930	770	8	1921	5	7761	N	N	10711 23RD AVE NE
006	802420	2165	8/18/05	\$500,000	970	1270	8	1957	4	7772	N	N	1554 NE 95TH ST
006	288770	0151	6/29/05	\$366,500	1010	570	8	1948	3	3800	N	N	8229 16TH AVE NE
006	890100	0895	12/7/06	\$370,000	1010	280	8	1940	4	11000	N	N	10732 19TH AVE NE
006	116000	0220	11/30/05	\$324,800	1100	430	8	1947	4	6720	N	N	10755 14TH AVE NE
006	510140	2286	8/14/06	\$603,500	1130	1130	8	1952	3	9570	Y	N	1529 NE 90TH ST
006	890100	0009	11/20/06	\$499,950	1140	450	8	1941	4	9209	N	N	10537 17TH AVE NE
006	890100	1451	7/10/07	\$463,000	1140	500	8	1966	3	6675	N	N	10512 20TH AVE NE
006	864150	0185	1/18/06	\$349,950	1154	358	8	2005	3	2087	N	N	2205 92ND AVE NE
006	147220	0005	8/9/05	\$407,000	1160	760	8	1956	3	7072	N	N	10502 11TH AVE NE
006	890200	0074	1/22/07	\$410,000	1190	870	8	1953	3	7075	N	N	10533 24TH AVE NE
006	802420	2335	9/26/05	\$469,000	1200	1200	8	1956	4	6570	N	N	9508 17TH AVE NE
006	116000	0245	8/22/06	\$415,000	1220	0	8	1947	3	6480	N	N	10733 14TH AVE NE
006	292604	9312	5/31/07	\$485,000	1230	700	8	1953	4	6000	N	N	1407 NE 107TH ST
006	510140	8603	10/16/06	\$400,500	1230	0	8	1957	4	6380	N	N	10417 11TH AVE NE
006	741120	0080	1/19/07	\$586,000	1240	400	8	1935	4	3974	N	N	1520 NE 85TH ST
006	510140	8636	11/27/06	\$620,000	1250	300	8	1962	4	9350	N	N	1235 NE 105TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510140	8616	10/18/05	\$478,000	1260	310	8	1954	3	6121	N	N	10408 12TH AVE NE
006	288770	0115	4/5/05	\$375,800	1290	0	8	1929	3	3800	N	N	8209 16TH AVE NE
006	510140	8602	5/10/05	\$399,000	1290	700	8	1956	4	6586	N	N	10421 11TH AVE NE
006	510140	7655	10/24/05	\$423,000	1300	720	8	1946	4	9570	N	N	2026 NE 104TH ST
006	116000	0160	4/10/05	\$460,000	1310	1220	8	1948	4	14279	N	N	10808 11TH AVE NE
006	890200	0072	1/22/07	\$410,000	1310	600	8	1953	3	9394	N	N	10539 24TH AVE NE
006	116000	0095	9/12/06	\$599,000	1320	1320	8	1948	5	11808	N	N	1019 NE 108TH ST
006	292604	9365	10/29/07	\$667,500	1320	860	8	1955	4	12168	N	N	1201 NE 107TH ST
006	147220	0070	11/6/07	\$498,800	1330	310	8	1957	3	8208	N	N	10519 11TH AVE NE
006	147220	0070	7/18/07	\$400,000	1330	310	8	1957	3	8208	N	N	10519 11TH AVE NE
006	292604	9422	3/21/06	\$455,000	1340	300	8	1946	3	7375	N	N	10526 9TH AVE NE
006	890150	0060	7/14/05	\$649,950	1360	1360	8	1938	5	7458	N	N	1746 NE 106TH ST
006	288770	0416	6/27/06	\$410,501	1370	0	8	1954	4	5225	N	N	8233 17TH AVE NE
006	890200	0073	1/26/05	\$400,000	1390	800	8	1950	3	8254	Y	N	10522 VICTORY LN NE
006	510140	2308	9/12/06	\$527,500	1400	0	8	1951	3	7280	N	N	8903 17TH AVE NE
006	890100	1415	7/27/07	\$485,000	1400	0	8	1933	4	7200	N	N	10805 23RD AVE NE
006	510140	7690	4/25/07	\$505,000	1430	0	8	1950	4	9570	N	N	2039 NE 105TH ST
006	741120	0081	7/2/07	\$610,000	1430	0	8	1932	4	3816	N	N	1512 NE 85TH ST
006	802420	2156	9/9/05	\$484,500	1440	750	8	1963	4	5233	N	N	1545 NE 96TH ST
006	802420	2230	10/26/05	\$470,000	1460	1300	8	1953	3	9000	N	N	1504 NE 95TH ST
006	890350	0129	7/14/06	\$386,000	1460	0	8	1948	3	7200	N	N	2307 NE 105TH ST
006	802420	2155	2/22/05	\$316,000	1470	400	8	1964	3	5796	N	N	1543 NE 96TH ST
006	510140	5703	10/4/06	\$478,500	1520	690	8	1959	4	6400	N	N	1914 NE 100TH ST
006	510140	5703	3/8/05	\$354,150	1520	690	8	1959	4	6400	N	N	1914 NE 100TH ST
006	890100	0110	7/12/07	\$555,000	1520	0	8	1940	4	10692	N	N	10619 17TH AVE NE
006	890100	0110	6/30/05	\$440,000	1520	0	8	1940	4	10692	N	N	10619 17TH AVE NE
006	802420	1845	8/24/05	\$505,000	1540	470	8	1972	4	5995	N	N	9707 17TH AVE NE
006	510140	8549	10/24/06	\$520,000	1590	0	8	1925	4	8549	N	N	10425 ROOSEVELT WAY NE
006	890350	0051	9/15/05	\$385,000	1660	0	8	1952	5	9322	N	N	2328 NE 104TH ST
006	116000	0310	12/14/07	\$542,500	1680	1250	8	1949	3	9365	N	N	10723 14TH AVE NE
006	890200	0131	8/24/06	\$550,000	1700	800	8	1960	5	7201	N	N	10723 24TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	292604	9383	6/22/05	\$375,000	1750	0	8	1957	3	16100	N	N	1421 NE 106TH ST
006	890100	1525	1/29/07	\$494,950	1840	0	8	1942	4	7698	N	N	10527 23RD AVE NE
006	890100	1525	10/11/05	\$429,950	1840	0	8	1942	4	7698	N	N	10527 23RD AVE NE
006	510140	7665	6/6/07	\$550,000	1850	480	8	1947	4	9570	N	N	2028 NE 104TH ST
006	510140	4918	5/4/06	\$529,000	2270	0	8	2001	3	6135	N	N	2019 NE 96TH ST
006	510140	2279	4/28/05	\$507,150	2290	0	8	1998	3	5000	N	N	1500 NE 89TH ST
006	326530	0005	7/26/05	\$685,000	2410	600	8	2004	3	6605	N	N	9803 19TH AVE NE
006	890100	0851	7/5/07	\$750,000	2590	0	8	2007	3	7503	N	N	10547 20TH AVE NE
006	510140	8875	6/19/07	\$547,500	1270	690	9	2006	3	6067	N	N	544 NE 103RD ST
006	510140	8731	8/24/05	\$547,500	2220	0	9	2005	3	5413	N	N	10306 8TH AVE NE
006	510140	8732	9/13/05	\$564,950	2230	0	9	2005	3	5413	N	N	802 NE 103RD ST
006	510140	7286	1/26/06	\$546,000	2280	0	9	2005	3	5926	N	N	1733 NE 104TH ST
006	802420	1670	2/1/06	\$579,000	2350	630	9	2005	3	5008	Y	N	1534 NE 98TH ST
006	510140	8876	4/3/07	\$600,000	2520	0	9	2006	3	5152	N	N	542 NE 103RD ST
006	890100	1516	7/29/05	\$750,000	3560	0	10	2005	3	7501	N	N	10539 23RD AVE NE
006	890100	1515	5/24/05	\$735,000	3860	0	10	2005	3	7496	N	N	10541 23RD AVE NE
007	246440	0275	10/4/05	\$341,000	650	580	6	1925	4	2790	N	N	7805 8TH AVE NE
007	246440	0815	2/21/07	\$405,000	800	100	6	1923	4	2970	Y	N	825 NE 78TH ST
007	287860	0610	10/27/05	\$420,000	1120	90	6	1908	5	3060	N	N	529 NE 83RD ST
007	206110	0195	2/28/06	\$356,000	790	0	7	1926	4	3720	N	N	409 NE 85TH ST
007	913710	0231	7/5/06	\$445,000	800	220	7	1915	4	5565	Y	N	634 NE BANNER PL
007	246440	0175	8/14/06	\$465,000	810	200	7	1924	4	2910	N	N	542 NE 79TH ST
007	246440	0175	8/19/05	\$420,000	810	200	7	1924	4	2910	N	N	542 NE 79TH ST
007	772060	0065	12/13/06	\$514,000	810	810	7	1925	4	4092	N	N	7911 5TH AVE NE
007	772060	0070	5/24/07	\$370,000	810	0	7	1924	3	3024	N	N	7917 5TH AVE NE
007	860490	0195	3/16/07	\$457,500	810	810	7	1927	4	4995	N	N	8008 ROOSEVELT WAY NE
007	287860	0140	2/27/07	\$492,500	820	200	7	1924	4	4590	N	N	543 NE 85TH ST
007	681360	1215	7/13/07	\$440,000	820	0	7	1916	4	5580	Y	N	8121 LATONA AVE NE
007	373590	1610	3/2/07	\$395,000	830	0	7	1925	4	4080	N	N	818 NE 80TH ST
007	772060	0075	7/19/05	\$315,000	840	0	7	1925	4	3024	N	N	7921 5TH AVE NE
007	246440	0180	7/14/06	\$383,000	860	0	7	1907	4	2910	N	N	538 NE 79TH ST

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**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	287860	1290	6/1/05	\$415,000	860	0	7	1926	4	3060	N	N	525 NE 81ST ST
007	688480	0480	9/4/07	\$429,950	880	0	7	1926	4	3844	N	N	8011 BROOKLYN AVE NE
007	297980	1215	7/18/06	\$421,950	930	0	7	1924	4	4120	N	N	7514 9TH AVE NE
007	246440	0515	5/11/05	\$335,000	960	0	7	1926	3	2820	N	N	811 NE 80TH ST
007	297980	0645	6/14/05	\$385,000	960	0	7	1925	4	4375	N	N	7825 11TH AVE NE
007	246440	0385	11/22/05	\$420,000	970	0	7	1989	3	2910	Y	N	518 NE 78TH ST
007	297980	0763	10/21/05	\$293,000	980	400	7	2003	3	870	N	N	7543 B 11TH AVE NE
007	297980	0764	10/18/05	\$296,000	980	400	7	2003	3	868	N	N	7543 C 11TH AVE NE
007	688480	0020	4/19/06	\$380,000	1020	200	7	1924	3	4275	N	N	8047 15TH AVE NE
007	287860	1280	4/6/07	\$510,000	1040	0	7	1926	3	4080	N	N	523 NE 81ST ST
007	287860	0540	5/23/06	\$430,000	1050	0	7	2000	3	5400	N	N	8208 5TH AVE NE
007	287860	0070	8/18/06	\$539,900	1080	370	7	1926	4	4590	N	N	522 NE 84TH ST
007	297980	0762	8/12/05	\$304,950	1080	400	7	2003	3	1761	N	N	7541 11TH AVE NE
007	373590	1355	5/24/07	\$545,000	1090	0	7	1927	3	4590	N	N	826 NE 81ST ST
007	246440	0285	7/14/05	\$444,000	1110	480	7	1984	3	2910	N	N	616 NE 78TH ST
007	246440	0335	8/4/05	\$491,500	1110	620	7	1909	5	2910	Y	N	511 NE 79TH ST
007	373590	1600	4/20/07	\$450,000	1130	0	7	1926	4	4080	N	N	814 NE 80TH ST
007	860490	0155	11/16/06	\$380,000	1130	350	7	1926	4	4715	N	N	8104 ROOSEVELT WAY NE
007	373590	1080	4/25/07	\$622,000	1140	1100	7	1946	5	4182	N	N	815 NE 82ND ST
007	614870	0115	2/25/05	\$410,000	1140	0	7	1924	4	4560	N	N	8209 15TH AVE NE
007	688480	0315	12/18/07	\$499,900	1140	200	7	1925	4	3800	N	N	8010 BROOKLYN AVE NE
007	688480	0315	6/29/05	\$430,000	1140	200	7	1925	4	3800	N	N	8010 BROOKLYN AVE NE
007	246440	0300	2/22/05	\$450,000	1150	500	7	1925	5	3880	N	N	608 NE 78TH ST
007	614870	0160	7/2/07	\$400,000	1150	0	7	1924	3	3420	N	N	8235 15TH AVE NE
007	246440	0845	5/15/06	\$478,000	1180	0	7	1991	3	6120	Y	N	843 NE 78TH ST
007	297980	1235	11/14/06	\$480,000	1190	0	7	1925	4	4120	N	N	7522 9TH AVE NE
007	287860	1035	3/24/06	\$435,000	1210	0	7	1925	3	4590	N	N	538 NE 81ST ST
007	287860	1302	7/3/07	\$480,000	1210	300	7	1991	3	3060	N	N	528 NE 80TH ST
007	297980	0385	2/17/06	\$440,000	1210	0	7	1925	5	4842	N	N	7813 12TH AVE NE
007	373590	1590	12/12/05	\$355,000	1240	0	7	1926	3	4080	N	N	810 NE 80TH ST
007	913710	0321	5/3/07	\$484,000	1240	0	7	1918	4	4500	Y	N	616 NE BANNER PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	287860	0635	4/29/05	\$439,950	1260	0	7	1907	5	3060	N	N	520 NE 82ND ST
007	373590	0125	9/12/06	\$420,000	1280	0	7	1941	4	4080	N	N	847 NE 85TH ST
007	354440	0236	7/23/07	\$468,000	1290	0	7	1906	5	4650	N	N	324 NE 81ST ST
007	287860	0925	6/9/05	\$432,500	1310	0	7	1926	4	3280	N	N	8111 8TH AVE NE
007	297980	0465	5/24/07	\$578,000	1310	1100	7	1924	5	5002	N	N	7824 11TH AVE NE
007	890450	0060	1/19/07	\$385,000	1310	0	7	1927	3	2697	N	N	7846 12TH AVE NE
007	206110	0225	3/9/05	\$445,000	1320	280	7	1941	3	6200	N	N	8255 4TH AVE NE
007	246440	0190	11/12/07	\$360,000	1320	0	7	1908	4	2910	N	N	534 NE 79TH ST
007	688480	0305	11/17/05	\$354,500	1320	0	7	1927	4	3440	N	N	1306 NE 80TH ST
007	688480	0350	5/22/06	\$480,000	1330	0	7	1925	5	4275	N	N	8028 BROOKLYN AVE NE
007	287860	1050	2/23/06	\$540,000	1350	290	7	1926	4	6120	N	N	534 NE 81ST ST
007	287860	1065	10/27/06	\$544,000	1360	0	7	1927	4	4275	N	N	503 NE 82ND ST
007	297980	1120	4/6/05	\$419,500	1360	700	7	1980	3	4000	N	N	7533 ROOSEVELT WAY NE
007	688480	0160	3/21/07	\$475,000	1360	0	7	1902	4	4275	N	N	8034 14TH AVE NE
007	688480	0160	1/18/07	\$415,000	1360	0	7	1902	4	4275	N	N	8034 14TH AVE NE
007	206110	0255	3/7/05	\$369,000	1390	0	7	1919	5	7440	N	N	8237 4TH AVE NE
007	373590	0635	7/13/05	\$468,500	1390	140	7	1928	4	3080	N	N	8306 8TH AVE NE
007	297980	0375	2/17/06	\$440,000	1400	930	7	1925	5	4860	N	N	7817 12TH AVE NE
007	354440	0315	5/17/05	\$439,900	1400	0	7	1927	5	5100	N	N	414 NE 81ST ST
007	373590	1555	4/12/07	\$479,500	1400	0	7	1987	3	3060	N	N	852 NE 81ST ST
007	860490	0355	6/26/07	\$565,000	1440	0	7	1927	4	4375	N	N	8036 11TH AVE NE
007	297980	0725	8/6/07	\$505,000	1460	0	7	1924	4	5000	N	N	7559 11TH AVE NE
007	373590	0585	6/28/07	\$570,000	1460	400	7	1939	4	4080	N	N	846 NE 83RD ST
007	913710	0261	2/25/05	\$502,500	1480	0	7	1910	5	5400	Y	N	819 NE 75TH ST
007	287860	1305	3/2/05	\$455,320	1490	300	7	1926	5	4080	N	N	524 NE 80TH ST
007	860490	0180	4/16/07	\$415,000	1490	0	7	1926	5	4592	N	N	8016 ROOSEVELT WAY NE
007	206110	0515	8/16/05	\$406,950	1520	400	7	1911	4	3720	Y	N	8210 2ND AVE NE
007	287860	0430	9/19/06	\$650,000	1520	600	7	1927	5	4080	N	N	515 NE 84TH ST
007	287860	0845	5/25/05	\$450,000	1540	880	7	1926	4	4080	N	N	538 NE 82ND ST
007	206110	0285	5/26/07	\$659,000	1550	610	7	1925	4	7440	N	N	8221 4TH AVE NE
007	373590	0550	12/5/06	\$550,000	1560	290	7	1922	4	4080	N	N	834 NE 83RD ST

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**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	206110	0275	11/14/07	\$500,000	1590	300	7	1943	3	7440	N	N	8225 4TH AVE NE
007	287860	0050	9/13/05	\$499,000	1590	750	7	1949	4	6120	N	N	527 NE 85TH ST
007	287860	1240	3/3/05	\$450,000	1590	0	7	1926	4	4080	N	N	511 NE 81ST ST
007	297980	0695	3/22/05	\$380,000	1600	0	7	1922	4	3600	N	N	7843 11TH AVE NE
007	287860	0655	6/15/05	\$580,000	1620	0	7	1929	4	2640	N	N	510 NE 82ND ST
007	297980	0545	6/12/06	\$535,000	1640	400	7	1925	4	4320	N	N	7820 ROOSEVELT WAY NE
007	287860	0490	6/27/07	\$690,000	1700	0	7	1927	5	3978	N	N	520 NE 83RD ST
007	614870	0125	1/26/05	\$398,914	1700	190	7	1925	4	5130	N	N	8215 15TH AVE NE
007	297980	0865	6/15/05	\$395,000	1730	0	7	1924	4	4320	N	N	7556 ROOSEVELT WAY NE
007	354440	0150	3/14/06	\$436,000	1740	0	7	1928	3	4020	Y	N	8102 LATONA AVE NE
007	860490	0285	8/11/06	\$415,000	1790	140	7	1916	4	5375	N	N	8047 12TH AVE NE
007	373590	1070	10/1/07	\$550,000	1800	0	7	1925	4	3774	N	N	809 NE 82ND ST
007	373590	1250	5/10/06	\$721,950	1860	0	7	1925	4	6120	N	N	846 NE 81ST ST
007	287860	1085	6/22/06	\$480,000	1900	0	7	1927	3	3774	N	N	509 NE 82ND ST
007	246440	0230	11/4/05	\$500,000	2180	0	7	1910	3	5820	N	N	549 NE 79TH ST
007	297980	0408	8/4/05	\$365,000	1120	280	8	2005	3	992	N	N	7805 A 12TH AVE NE
007	297980	0409	8/10/05	\$365,000	1120	280	8	2005	3	989	N	N	7803 B 12TH AVE NE
007	297980	0411	7/27/05	\$369,000	1120	280	8	2005	3	1594	N	N	7803 A 12TH AVE NE
007	206110	0491	6/9/06	\$460,000	1180	240	8	1937	4	5022	Y	N	216 NE 82ND ST
007	297980	0395	12/20/05	\$357,000	1180	300	8	2005	3	1342	N	N	7809 B 12TH AVE NE
007	297980	0405	6/22/05	\$359,100	1180	300	8	2005	3	1043	N	N	7807 B 12TH AVE NE
007	297980	0396	8/19/05	\$359,000	1180	300	8	2005	3	1043	N	N	7809 A 12TH AVE NE
007	297980	0406	11/10/05	\$358,950	1180	300	8	2005	3	1342	N	N	7807 A 12TH AVE NE
007	246440	0500	8/23/06	\$431,000	1210	670	8	1931	3	2700	N	N	7912 8TH AVE NE
007	206110	0150	2/19/07	\$675,000	1230	870	8	1931	4	4960	N	N	8242 4TH AVE NE
007	688480	0405	6/21/05	\$469,000	1230	0	8	1928	4	3082	N	N	8055 BROOKLYN AVE NE
007	287860	1060	7/17/06	\$530,000	1250	300	8	1930	5	3375	N	N	8112 5TH AVE NE
007	287860	1060	3/31/05	\$439,200	1250	300	8	1930	5	3375	N	N	8112 5TH AVE NE
007	354490	0095	7/21/06	\$595,000	1400	820	8	1929	4	5100	Y	N	406 NE 80TH ST
007	287860	0035	7/24/07	\$579,950	1420	0	8	1929	4	4080	N	N	517 NE 85TH ST
007	614870	0195	5/18/07	\$720,000	1470	120	8	1928	5	4902	N	N	8257 15TH AVE NE

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Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	246440	0495	11/29/06	\$695,000	1510	630	8	1925	5	5118	Y	N	623 NE 78TH ST
007	246440	0495	9/15/05	\$649,000	1510	630	8	1925	5	5118	Y	N	623 NE 78TH ST
007	287860	0675	3/13/06	\$579,000	1630	0	8	1932	5	3915	N	N	502 NE 82ND ST
007	354440	0265	8/6/07	\$512,500	1690	0	8	1929	4	3000	N	N	8114 4TH AVE NE
007	688480	0306	3/13/06	\$560,000	1740	920	8	1927	4	4160	N	N	1302 NE 80TH ST
007	354490	0056	10/17/06	\$660,000	1780	820	8	1927	5	4284	N	N	8003 5TH AVE NE
007	373590	1320	5/9/07	\$628,500	1810	150	8	1930	4	4080	N	N	810 NE 81ST ST
007	206110	0465	3/18/05	\$640,000	2030	0	8	1936	4	10416	Y	N	8219 LATONA AVE NE
007	287860	0615	8/17/05	\$460,500	2080	0	8	1992	3	3060	N	N	525 NE 83RD ST
007	354390	0055	11/7/06	\$550,000	2320	250	8	1925	4	5000	Y	N	600 NE 77TH ST
007	614870	0050	2/24/05	\$791,000	2290	0	9	2002	3	5130	N	N	8228 14TH AVE NE
007	246440	0545	5/22/06	\$735,000	2310	810	9	2006	3	4185	N	N	829 NE 80TH ST
007	354490	0025	10/24/07	\$955,000	2240	1270	10	2006	3	6120	N	N	417 NE 81ST ST
008	322604	9204	3/8/07	\$283,000	460	180	6	1942	3	7196	N	N	314 NE 94TH ST
008	322604	9092	4/4/05	\$240,000	520	0	6	1927	3	3067	N	N	8929 5TH AVE NE
008	510040	1457	5/11/05	\$222,500	610	0	6	1946	3	1933	N	N	809 NE 89TH ST
008	802420	1425	3/21/05	\$358,950	650	600	6	1995	3	5110	N	N	1215 NE 100TH ST
008	199520	0405	5/22/07	\$398,000	720	0	6	1939	4	5741	N	N	335 NE 92ND ST
008	510040	3555	8/3/06	\$250,000	720	340	6	1916	3	4930	N	N	9210 5TH AVE NE
008	510040	3754	8/4/06	\$345,000	720	0	6	1922	5	5623	N	N	828 NE 92ND ST
008	510240	0071	9/21/05	\$261,500	720	0	6	1920	4	2939	N	N	545 91 <sup>ST</sup> AVE NE
008	437070	0135	7/10/06	\$287,000	730	0	6	1947	4	5159	N	N	8528 1ST AVE NE
008	802420	1430	1/4/06	\$323,500	730	220	6	1926	4	5110	N	N	1219 NE 100TH ST
008	510040	1516	3/6/07	\$377,000	740	0	6	1912	4	6380	N	N	849 NE 89TH ST
008	510140	5205	5/9/06	\$326,000	780	0	6	1931	4	6380	N	N	532 NE 97TH ST
008	802420	0405	8/8/07	\$422,500	780	170	6	1927	3	4342	N	N	1022 NE 97TH ST
008	802420	0405	8/24/06	\$300,000	780	170	6	1927	3	4342	N	N	1022 NE 97TH ST
008	510140	6312	2/1/05	\$260,000	820	0	6	1994	3	6476	N	N	10014 12TH AVE NE
008	510140	6312	5/4/07	\$335,000	820	0	6	1994	3	6476	N	N	10014 12TH AVE NE
008	510140	3918	4/12/06	\$355,950	840	0	6	1921	4	5376	N	N	9221 12TH AVE NE
008	510140	6180	6/25/07	\$329,950	910	0	6	1942	4	5413	N	N	10223 12TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	510040	3166	10/23/07	\$425,000	990	0	6	1924	4	6380	N	N	1213 NE 92ND ST
008	802420	0415	8/25/06	\$294,000	1010	0	6	1927	3	4342	N	N	1018 NE 97TH ST
008	322604	9292	12/13/07	\$325,000	1120	0	6	1947	3	6120	N	N	111 NE 92ND ST
008	322604	9085	7/21/05	\$422,500	640	590	7	2005	3	3786	N	N	8907 5TH AVE NE
008	510140	8893	8/1/06	\$325,000	690	0	7	1942	3	5934	N	N	809 NE 103RD ST
008	510140	8895	6/29/06	\$390,000	700	0	7	1942	3	5934	N	N	815 NE 103RD ST
008	322604	9428	5/19/06	\$417,000	740	450	7	1926	4	6190	N	N	8910 LATONA AVE NE
008	510140	5505	3/12/05	\$325,000	750	0	7	1925	4	6380	N	N	553 NE 100TH ST
008	802420	1545	3/20/07	\$393,000	750	120	7	1940	4	5110	N	N	1210 NE 98TH ST
008	322604	9562	6/3/05	\$215,000	755	0	7	2005	3	1519	N	N	9408 B 1ST AVE NE
008	322604	9563	5/26/05	\$217,000	755	0	7	2005	3	1519	N	N	9408 A 1ST AVE NE
008	199520	0025	3/1/05	\$287,500	770	80	7	1938	3	5220	N	N	9201 5TH AVE NE
008	322604	9457	5/30/06	\$360,000	770	380	7	1943	3	4478	N	N	226 NE 90TH ST
008	394690	0100	7/6/06	\$396,000	770	0	7	1945	4	7389	N	N	325 NE 89TH ST
008	510240	0070	4/5/05	\$330,000	770	0	7	1930	3	4080	N	N	547 NE 91ST ST
008	510240	0090	5/17/05	\$407,500	770	0	7	1930	3	4875	N	N	9015 8TH AVE NE
008	510240	0125	8/2/06	\$480,000	780	650	7	1930	4	7022	N	N	532 NE 90TH ST
008	510040	1153	12/19/06	\$450,000	790	0	7	1932	3	4667	N	N	8618 8TH AVE NE
008	510140	2665	6/11/07	\$415,000	790	0	7	1940	3	4404	N	N	9216 8TH AVE NE
008	510040	3789	11/28/06	\$412,000	800	0	7	1924	4	5381	N	N	844 NE 92ND ST
008	510040	2777	11/28/05	\$328,122	810	0	7	1950	3	5606	N	N	1051 NE 91ST ST
008	510140	8951	8/21/07	\$430,000	810	800	7	1940	4	7250	N	N	828 NE 102ND ST
008	510040	2653	8/7/07	\$517,000	820	820	7	1929	4	6380	N	N	825 NE 91ST ST
008	510040	1288	8/6/07	\$410,000	830	0	7	1946	3	6380	N	N	513 NE 88TH ST
008	510040	1275	1/31/06	\$358,000	840	0	7	1946	4	4930	N	N	8620 5TH AVE NE
008	199520	0060	5/7/07	\$399,000	850	0	7	1940	4	5712	N	N	356 NE 92ND ST
008	510040	1270	7/25/06	\$439,950	850	0	7	1946	4	4930	N	N	505 NE 88TH ST
008	510040	2305	7/26/06	\$394,900	850	400	7	1941	3	6380	N	N	1240 NE 89TH ST
008	510040	2305	5/18/05	\$355,000	850	400	7	1941	3	6380	N	N	1240 NE 89TH ST
008	510140	5124	3/10/05	\$391,325	850	600	7	1940	3	6380	N	N	842 NE 96TH ST
008	322604	9117	2/21/07	\$365,000	870	0	7	1938	4	6126	N	N	538 NE 102ND ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	510040	3453	12/20/07	\$435,000	870	0	7	1940	4	4726	N	N	9108 5TH AVE NE
008	510040	4740	4/6/06	\$406,000	870	0	7	1946	3	6052	N	N	9412 5TH AVE NE
008	510040	4740	10/20/05	\$330,000	870	0	7	1946	3	6052	N	N	9412 5TH AVE NE
008	510140	6152	12/31/07	\$399,950	870	870	7	1948	3	5860	N	N	1028 NE 102ND ST
008	802420	0565	2/2/07	\$412,000	870	0	7	1941	3	5374	N	N	9605 12TH AVE NE
008	802420	0570	12/5/06	\$321,300	880	0	7	1941	3	5572	N	N	9601 12TH AVE NE
008	802420	0994	7/28/06	\$390,000	880	620	7	1950	3	5024	N	N	9511 15TH AVE NE
008	322604	9211	7/1/06	\$395,000	890	530	7	1941	4	7168	N	N	557 NE 102ND ST
008	510040	4746	7/17/07	\$368,000	890	120	7	1939	3	4930	N	N	9408 5TH AVE NE
008	510140	6303	9/24/07	\$439,000	890	0	7	1950	4	5993	N	N	1203 NE 102ND ST
008	510040	1519	1/19/07	\$415,000	900	0	7	1939	3	6380	N	N	846 NE 88TH ST
008	510040	3516	5/23/05	\$430,000	900	0	7	1942	4	6380	N	N	549 NE 92ND ST
008	510040	3519	5/25/05	\$405,500	900	0	7	1920	4	6380	N	N	548 NE 91ST ST
008	510140	5357	3/8/07	\$400,000	900	0	7	1942	4	9399	N	N	815 NE 100TH ST
008	510040	2422	10/10/06	\$429,950	910	0	7	1939	3	5376	N	N	8924 8TH AVE NE
008	510140	8947	4/20/05	\$388,800	910	360	7	1940	4	7250	N	N	832 NE 102ND ST
008	802420	0320	9/29/05	\$341,100	910	0	7	1927	4	5016	N	N	1060 NE 97TH ST
008	802420	0875	5/9/07	\$420,000	920	0	7	1928	4	5107	N	N	1012 NE 95TH ST
008	802420	1470	7/5/07	\$398,000	930	0	7	1926	3	5112	N	N	1251 NE 100TH ST
008	322604	9466	1/23/07	\$440,000	940	240	7	1951	3	7208	N	N	9010 1ST AVE NE
008	510140	4584	5/2/07	\$435,000	940	430	7	1938	4	6380	N	N	1046 NE 94TH ST
008	802420	1360	6/5/07	\$430,000	940	0	7	1938	4	5111	N	N	1232 NE 97TH ST
008	510040	4761	7/18/06	\$526,000	950	400	7	1940	4	9570	N	N	524 NE 94TH ST
008	510140	5132	6/7/05	\$410,000	950	400	7	1938	4	3032	N	N	851 NE 97TH ST
008	510140	6165	6/17/05	\$385,000	950	0	7	1928	4	6380	N	N	1045 NE 103RD ST
008	510140	4614	3/13/06	\$445,125	960	220	7	1938	4	5800	N	N	9403 12TH AVE NE
008	920600	0125	8/2/06	\$390,000	960	0	7	1918	3	6375	N	N	8525 4TH AVE NE
008	510140	4557	6/2/06	\$444,600	970	450	7	1939	4	6380	N	N	1027 NE 95TH ST
008	510140	4578	10/9/06	\$417,500	970	500	7	1939	3	6380	N	N	1043 NE 95TH ST
008	920600	0140	5/23/07	\$420,000	970	0	7	1960	3	5121	N	N	8528 LATONA AVE NE
008	199520	0100	5/31/06	\$406,000	980	550	7	1940	5	5712	N	N	224 NE 92ND ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	510040	1186	10/7/05	\$342,000	980	250	7	1921	3	6380	N	N	824 NE 86TH ST
008	510140	4563	11/22/05	\$415,000	980	180	7	1939	3	6380	N	N	1035 NE 95TH ST
008	510040	1374	1/11/05	\$300,000	990	450	7	1946	3	4930	N	N	8804 5TH AVE NE
008	510040	1624	5/3/05	\$401,000	990	0	7	1939	3	5413	N	N	8815 12TH AVE NE
008	510040	3561	12/31/05	\$350,000	990	200	7	1941	4	4930	N	N	9200 5TH AVE NE
008	510140	3843	8/9/07	\$378,000	990	0	7	1918	4	7556	N	N	1027 NE 94TH ST
008	510040	2396	7/21/06	\$481,000	1000	0	7	1947	4	6757	N	N	1057 NE 90TH ST
008	510040	3172	5/12/05	\$380,000	1000	200	7	1926	4	6563	N	N	1223 NE 92ND ST
008	510140	4593	3/23/07	\$421,000	1000	310	7	1939	3	5093	N	N	1051 NE 95TH ST
008	322604	9554	5/5/05	\$224,000	1000	0	7	1999	3	1095	N	N	104 NE 94TH ST
008	322604	9555	7/10/06	\$264,950	1000	0	7	1999	3	765	N	N	106 NE 94TH ST
008	322604	9557	7/17/06	\$273,000	1000	0	7	1999	3	2442	N	N	110 NE 94TH ST
008	510040	1324	4/1/05	\$335,000	1010	0	7	1910	3	6380	N	N	539 NE 88TH ST
008	199520	0337	10/24/05	\$331,000	1020	0	7	1942	4	5819	N	N	9110 2ND AVE NE
008	510040	2484	5/23/07	\$517,000	1020	400	7	1905	5	6462	N	N	846 NE 89TH ST
008	510140	4856	4/15/05	\$413,000	1030	140	7	1946	3	6742	N	N	815 NE 96TH ST
008	437070	0035	5/25/05	\$419,000	1040	560	7	1948	4	5159	N	N	8512 2ND AVE NE
008	510040	2866	6/16/06	\$439,000	1040	300	7	1938	3	6380	N	N	1250 NE 90TH ST
008	920600	0085	6/12/07	\$625,000	1040	820	7	1964	5	4250	N	N	320 NE 85TH ST
008	510040	1433	3/6/07	\$467,000	1050	0	7	1950	4	6380	N	N	538 NE 88TH ST
008	802420	0910	5/25/06	\$382,000	1050	150	7	1936	4	5201	N	N	1219 NE 96TH ST
008	510040	3705	6/21/06	\$440,000	1060	440	7	1988	3	5083	N	N	816 NE 92ND ST
008	510140	4497	6/9/06	\$600,000	1060	1040	7	1939	5	6380	N	N	1238 NE 94TH ST
008	802420	0830	3/31/06	\$427,000	1070	1040	7	1941	4	6130	N	N	1036 NE 95TH ST
008	691470	0103	3/17/06	\$364,000	1078	191	7	2006	3	1356	N	N	9707 A ROOSEVELT WAY NE
008	199520	0190	7/27/05	\$380,000	1080	0	7	1940	4	5712	N	N	359 NE 94TH ST
008	510040	3952	8/14/07	\$415,000	1090	0	7	1948	4	4128	N	N	1206 NE 92ND ST
008	510040	2515	7/5/07	\$430,000	1110	0	7	1946	3	4930	N	N	8926 5TH AVE NE
008	510040	2581	7/7/05	\$365,000	1110	0	7	1936	3	6380	N	N	557 NE 90TH ST
008	322604	9232	7/18/06	\$486,500	1120	1120	7	1946	4	6281	N	N	558 NE 100TH ST
008	510040	2450	10/16/07	\$510,000	1120	580	7	1975	3	6380	N	N	835 NE 90TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	510140	5115	6/19/07	\$520,000	1120	0	7	1930	3	6380	N	N	849 NE 97TH ST
008	510040	2644	7/29/05	\$350,000	1130	300	7	1945	3	6380	N	N	822 NE 90TH ST
008	510040	2644	3/29/06	\$480,000	1130	300	7	1945	3	6380	N	N	822 NE 90TH ST
008	510040	3354	10/24/06	\$550,000	1130	850	7	1930	5	4859	N	N	9114 8TH AVE NE
008	510140	6432	10/26/06	\$430,000	1140	0	7	1926	5	6380	N	N	1011 NE 102ND ST
008	691470	0110	4/5/05	\$389,950	1150	200	7	1939	3	6100	N	N	842 NE 97TH ST
008	322604	9237	3/20/06	\$340,000	1160	0	7	1946	3	9470	N	N	8830 1ST AVE NE
008	510040	1075	3/16/07	\$422,000	1160	0	7	1949	4	4930	N	N	1257 NE 88TH ST
008	199520	0285	8/15/06	\$385,000	1170	0	7	1940	4	8209	N	N	320 NE 91ST ST
008	510040	3351	12/7/06	\$450,800	1170	780	7	1930	4	3920	N	N	9116 8TH AVE NE
008	510040	3351	10/20/05	\$430,500	1170	780	7	1930	4	3920	N	N	9116 8TH AVE NE
008	322604	9378	5/17/05	\$367,450	1180	300	7	1952	4	7009	Y	N	8548 2ND AVE NE
008	510140	4611	11/13/06	\$415,000	1180	0	7	1938	3	5026	N	N	1050 NE 94TH ST
008	510040	1345	10/23/06	\$460,000	1190	0	7	1939	4	5413	N	N	8623 8TH AVE NE
008	510140	5077	9/23/05	\$384,000	1190	0	7	1928	3	6380	N	N	817 NE 97TH ST
008	199520	0185	2/8/06	\$430,000	1200	0	7	1940	5	5712	N	N	353 NE 94TH ST
008	510140	6456	6/29/07	\$521,000	1200	0	7	1911	5	9570	N	N	1033 NE 102ND ST
008	802420	0100	7/13/05	\$317,500	1200	0	7	1946	3	5109	N	N	1055 NE 100TH ST
008	510040	0080	10/23/06	\$529,000	1210	600	7	1958	3	6380	N	N	543 NE 86TH ST
008	510040	4737	8/30/06	\$367,000	1210	0	7	1940	3	4249	N	N	9416 5TH AVE NE
008	510040	4737	7/27/05	\$308,000	1210	0	7	1940	3	4249	N	N	9416 5TH AVE NE
008	510040	2521	8/24/07	\$390,000	1220	390	7	1942	3	4930	N	N	8916 5TH AVE NE
008	322604	9499	11/28/07	\$453,000	1230	420	7	1971	4	5099	N	N	211 NE 91ST ST
008	691470	0185	4/19/06	\$468,000	1230	900	7	1928	4	3726	Y	N	9702 8TH AVE NE
008	322604	9265	5/24/06	\$325,000	1240	0	7	1953	3	9978	N	N	9116 1ST AVE NE
008	510040	1373	8/11/05	\$385,000	1250	0	7	1946	4	4930	N	N	508 NE 88TH ST
008	510040	4812	7/10/07	\$449,540	1250	0	7	1938	3	8757	N	N	559 NE 95TH ST
008	510040	1370	12/20/05	\$399,000	1260	0	7	1947	4	4930	N	N	8810 5TH AVE NE
008	510140	4018	8/26/05	\$416,200	1260	140	7	1946	3	4896	N	N	9223 15TH AVE NE
008	322604	9152	7/26/07	\$525,500	1280	0	7	1929	4	5586	N	N	333 NE 91ST ST
008	510040	2785	10/28/05	\$450,000	1280	170	7	1927	3	5413	N	N	9011 12TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	802420	0585	8/29/07	\$568,000	1280	930	7	1941	4	6003	N	N	1052 NE 96TH ST
008	510140	4464	6/17/05	\$347,000	1290	0	7	1973	3	6380	N	N	1217 NE 95TH ST
008	802420	1525	11/27/06	\$438,000	1300	0	7	1959	4	5111	N	N	1224 NE 98TH ST
008	510040	0045	8/30/06	\$409,500	1320	0	7	1976	3	5075	N	N	518 NE 85TH ST
008	510040	2356	10/5/05	\$425,000	1330	140	7	1928	4	6380	N	N	1020 NE 89TH ST
008	510140	4462	3/17/06	\$427,000	1330	470	7	1928	3	6380	N	N	1215 NE 95TH ST
008	802420	1095	9/24/07	\$479,450	1330	0	7	1938	3	5111	N	N	1219 NE 97TH ST
008	510040	3471	10/22/07	\$652,500	1340	580	7	1920	5	7250	N	N	523 NE 92ND ST
008	802420	1070	1/28/05	\$310,000	1370	100	7	1939	3	7112	N	N	1200 NE 95TH ST
008	510140	4705	10/18/05	\$410,000	1380	1380	7	1940	5	8700	N	N	840 NE 94TH ST
008	199520	0330	9/6/07	\$510,000	1390	930	7	1976	3	5739	N	N	214 NE 91ST ST
008	802420	0665	9/23/05	\$375,000	1390	0	7	1942	3	5212	N	N	1018 NE 96TH ST
008	510040	2620	11/28/05	\$420,000	1400	0	7	1945	3	5413	N	N	9016 8TH AVE NE
008	510140	6441	10/29/07	\$385,000	1400	200	7	1929	4	6380	N	N	1016 NE 102ND ST
008	510040	1114	3/21/07	\$665,000	1410	1120	7	1991	3	6380	Y	N	1021 NE 88TH ST
008	510140	4629	1/20/06	\$357,500	1420	0	7	1979	3	4200	N	N	9420 8TH AVE NE
008	510140	6605	5/5/05	\$310,000	1430	730	7	1977	3	7395	N	N	10011 ROOSEVELT WAY NE
008	802420	1166	11/22/05	\$525,000	1430	950	7	1995	3	5040	Y	N	9607 15TH AVE NE
008	322604	9280	6/21/05	\$359,000	1440	900	7	1933	4	3880	N	N	9406 1ST AVE NE
008	510140	5055	10/20/05	\$521,500	1470	420	7	1926	4	5413	N	N	9628 8TH AVE NE
008	610840	0078	5/17/05	\$430,000	1470	0	7	1941	4	7006	Y	N	8533 LATONA AVE NE
008	802420	1503	11/23/05	\$449,000	1510	200	7	1923	4	8645	N	N	1248 NE 98TH ST
008	322604	9040	4/24/06	\$645,000	1530	800	7	1954	5	9253	N	N	8824 2ND AVE NE
008	322604	9422	12/12/05	\$619,000	1550	1140	7	1957	5	9221	Y	N	8825 LATONA AVE NE
008	510140	6105	10/2/06	\$425,000	1550	990	7	1936	3	4253	N	N	1007 NE 103RD ST
008	322604	9136	9/14/05	\$460,000	1580	780	7	1941	4	5234	N	N	9025 5TH AVE NE
008	510140	6420	4/18/05	\$326,000	1580	0	7	1905	4	7395	N	N	10014 ROOSEVELT WAY NE
008	638600	0130	11/20/06	\$775,000	1580	465	7	2004	3	6084	N	N	9609 8TH AVE NE
008	510140	5500	5/18/05	\$449,000	1610	720	7	1974	4	6380	N	N	539 NE 100TH ST
008	510140	4689	8/24/06	\$522,500	1630	450	7	1930	3	7920	N	N	846 NE 94TH ST
008	322604	9522	10/19/07	\$420,000	1640	0	7	1987	4	6408	N	N	8548 1ST AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	510040	3928	6/22/06	\$499,000	1640	0	7	1941	4	5376	N	N	9203 12TH AVE NE
008	199520	0315	4/30/07	\$479,000	1660	380	7	1940	3	5739	N	N	226 NE 91ST ST
008	199620	0060	4/18/07	\$560,000	1660	0	7	1916	5	8944	N	N	222 NE 94TH ST
008	510040	4803	2/3/05	\$343,000	1710	0	7	1938	4	6380	N	N	548 NE 94TH ST
008	510140	6390	10/26/05	\$392,950	1720	180	7	1926	5	6380	N	N	1236 NE 100TH ST
008	510040	1226	3/30/05	\$475,000	1770	0	7	1961	4	6380	N	N	838 NE 86TH ST
008	437070	0065	11/15/06	\$575,000	1900	0	7	1947	4	6281	Y	N	8521 LATONA AVE NE
008	510040	1489	6/21/06	\$480,000	2020	290	7	1946	3	6380	N	N	814 NE 88TH ST
008	510240	0025	6/11/07	\$435,000	880	220	8	1931	4	4390	N	N	9024 5TH AVE NE
008	691470	0101	3/21/06	\$359,000	992	173	8	2006	3	1051	N	N	9705 A ROOSEVELT WAY NE
008	510140	4509	6/15/05	\$425,000	1030	420	8	1931	5	4930	N	N	9411 15TH AVE NE
008	227400	0026	4/10/06	\$345,000	1040	210	8	2004	3	864	N	N	9501 B ROOSEVELT WAY NE
008	322604	9442	6/28/06	\$385,000	1060	200	8	1961	3	8100	N	N	115 NE 91ST ST
008	691470	0102	3/20/06	\$380,000	1078	191	8	2006	3	1367	N	N	9707 B ROOSEVELT WAY NE
008	227400	0025	5/18/07	\$385,000	1080	200	8	2004	3	1075	N	N	9501 C ROOSEVELT WAY NE
008	227400	0028	11/13/07	\$387,000	1080	200	8	2004	3	1225	N	N	850 C NE 95TH ST
008	510040	2730	8/15/05	\$425,500	1110	0	8	1941	3	6380	N	N	1017 NE 91ST ST
008	691470	0100	4/11/06	\$352,500	1134	142	8	2006	3	1283	N	N	9705 B ROOSEVELT WAY NE
008	510040	3437	10/12/05	\$349,950	1140	300	8	2005	3	1320	N	N	858 B 91ST AVE NE
008	510040	3438	10/25/05	\$369,950	1140	300	8	2005	3	1328	N	N	858 A NE 91ST ST
008	510040	3440	10/11/05	\$349,950	1140	300	8	2005	3	1326	N	N	856 B NE 91ST ST
008	510040	2400	12/8/06	\$430,000	1170	490	8	1928	4	8101	N	N	8911 12TH AVE NE
008	322604	9138	10/20/05	\$395,000	1180	0	8	1931	4	4600	N	N	408 NE 95TH ST
008	510040	3439	10/20/05	\$374,950	1180	270	8	2005	3	1082	N	N	9103 B ROOSEVELT WAY NE
008	510040	3441	10/12/05	\$349,950	1180	300	8	2005	3	1595	N	N	856 A NE 91ST ST
008	510040	3443	11/4/05	\$372,500	1180	270	8	2005	3	1098	N	N	9101 B ROOSEVELT WAY NE
008	437070	0020	10/13/05	\$450,000	1200	1110	8	1950	4	4246	Y	N	210 NE 85TH ST
008	510140	5391	6/29/05	\$377,000	1200	1200	8	1946	4	6687	N	N	857 NE 100TH ST
008	802420	0675	8/19/07	\$412,500	1220	0	8	2007	3	1177	N	N	9604 ROOSEVELT WAY NE
008	510040	3445	10/26/05	\$360,000	1220	270	8	2005	3	1329	N	N	9101 A ROOSEVELT WAY NE
008	802420	0680	9/5/07	\$420,500	1220	0	8	2007	3	1205	N	N	9610 C ROOSEVELT WAY NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	802420	0677	6/19/07	\$435,000	1220	0	8	2007	3	1483	N	N	9600 ROOSEVELT WAY NE
008	802420	0682	12/27/07	\$399,950	1220	0	8	2007	3	1174	N	N	9610 A ROOSEVELT WAY NE
008	510040	2626	6/27/05	\$485,000	1230	0	8	1926	3	5413	N	N	9006 8TH AVE NE
008	691470	0106	5/1/06	\$339,950	1230	0	8	1994	3	1285	N	N	852 NE 97TH ST
008	691470	0106	7/26/05	\$315,000	1230	0	8	1994	3	1285	N	N	852 NE 97TH ST
008	691470	0107	8/3/07	\$410,000	1230	0	8	1994	3	1314	N	N	850 NE 97TH ST
008	510140	8940	7/28/05	\$398,888	1240	650	8	1964	3	8555	N	N	835 NE 103RD ST
008	802420	1540	4/10/07	\$595,000	1270	170	8	1931	3	5110	N	N	1214 NE 98TH ST
008	510040	1615	1/20/06	\$580,000	1290	340	8	1928	4	6380	N	N	1046 NE 88TH ST
008	691470	0076	6/22/06	\$459,950	1330	194	8	2006	3	1481	N	N	9725 ROOSEVELT WAY NE
008	691470	0077	6/22/06	\$454,950	1330	194	8	2006	4	1218	N	N	9723 ROOSEVELT WAY NE
008	510140	8960	3/16/07	\$485,000	1340	1050	8	1963	3	8555	N	N	847 NE 103RD ST
008	510040	1390	10/13/06	\$639,950	1350	640	8	1935	5	6380	N	N	522 NE 88TH ST
008	510040	1366	10/14/05	\$459,000	1360	200	8	1957	3	4930	N	N	8822 5TH AVE NE
008	322604	9440	12/8/06	\$470,000	1370	500	8	1964	3	5400	N	N	219 NE 91ST ST
008	510040	2537	3/16/05	\$495,000	1420	480	8	1949	4	7749	N	N	523 NE 90TH ST
008	802420	0676	7/3/07	\$440,000	1430	0	8	2007	3	1022	N	N	9602 ROOSEVELT WAY NE
008	802420	0681	12/14/07	\$410,000	1430	0	8	2007	3	1022	N	N	9610 B ROOSEVELT WAY NE
008	802420	0280	12/18/07	\$450,000	1450	200	8	1930	4	5747	N	N	1047 NE 98TH ST
008	802420	0674	8/7/07	\$445,000	1460	0	8	2007	3	1416	N	N	1006 NE 96TH ST
008	802420	0685	6/23/07	\$455,000	1460	0	8	2007	3	1443	N	N	9608 C ROOSEVELT WAY NE
008	510040	1279	3/24/05	\$431,000	1480	0	8	1962	3	4930	N	N	8610 5TH AVE NE
008	802420	0679	7/23/07	\$445,000	1480	0	8	2007	3	1091	N	N	1008 NE 96TH ST
008	802420	0684	9/27/07	\$445,000	1480	0	8	2007	3	1091	N	N	9608 B ROOSEVELT WAY NE
008	510040	1501	8/29/05	\$467,500	1490	540	8	1965	3	6380	N	N	834 NE 88TH ST
008	322604	9509	7/7/05	\$442,000	1510	940	8	1978	3	7426	N	N	415 NE 95TH ST
008	510240	0030	6/12/07	\$490,000	1570	0	8	1931	4	4390	N	N	9030 5TH AVE NE
008	691470	0075	6/22/06	\$555,000	1653	258	8	2006	3	2537	N	N	855 NE 98TH ST
008	802420	1485	1/12/06	\$685,000	1660	1120	8	1923	5	7667	N	N	1252 NE 98TH ST
008	510040	3202	4/11/05	\$420,000	1740	0	8	1979	3	6960	N	N	1239 NE 92ND ST
008	691470	0115	1/26/06	\$619,000	1750	710	8	2005	3	4612	N	N	846 NE 97TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	691470	0065	3/2/06	\$456,000	1760	340	8	1938	3	8018	N	N	843 NE 98TH ST
008	510140	6114	7/13/05	\$400,000	1900	210	8	1981	3	5236	N	N	10208 ROOSEVELT WAY NE
008	691470	0020	9/29/05	\$525,000	2050	0	8	2000	3	5168	N	N	807 NE 98TH ST
008	691470	0070	5/17/05	\$550,000	2130	500	8	2000	3	5000	N	N	849 NE 98TH ST
008	322604	9291	6/23/05	\$580,000	2320	300	8	1948	4	8558	Y	N	8914 2ND AVE NE
008	510140	6104	5/25/05	\$435,000	2340	0	8	2005	3	4253	N	N	1005 NE 103RD ST
008	322604	9552	6/16/06	\$700,000	2350	0	8	1997	3	7683	Y	N	8801 LATONA AVE NE
008	510140	4842	6/8/05	\$599,950	2380	0	8	2001	3	8603	N	N	9516 8TH AVE NE
008	322604	9284	3/9/07	\$728,000	2390	780	8	1998	3	5380	N	N	8811 LATONA AVE NE
008	610840	0105	5/8/06	\$582,500	2460	480	8	1987	3	7006	N	N	8533 2ND AVE NE
008	510040	4026	2/22/06	\$425,000	2510	860	8	1985	3	5413	N	N	9207 15TH AVE NE
008	510040	2481	5/17/05	\$555,000	2670	0	8	2003	3	5000	N	N	850 NE 89TH ST
008	510040	1090	6/20/05	\$474,000	2740	920	8	1969	3	5253	N	N	8601 15TH AVE NE
008	510140	5370	5/30/07	\$825,000	2820	0	8	2006	3	9570	N	N	834 NE 98TH ST
008	510040	1396	2/22/05	\$663,000	3040	0	8	2004	3	6380	N	N	514 NE 88TH ST
008	322604	9526	4/27/07	\$555,000	3440	860	8	1990	3	4883	N	N	9412 1ST AVE NE
008	322604	9150	5/14/07	\$999,000	1440	830	9	2006	3	8559	N	N	314 NE 89TH ST
008	510040	1705	6/26/06	\$721,000	2090	1280	9	1930	4	6380	N	N	1248 NE 88TH ST
008	510140	6187	3/26/07	\$679,000	2120	0	9	2002	3	5048	N	N	1052 NE 102ND ST
008	510140	6188	4/19/05	\$537,000	2120	0	9	2002	3	5048	N	N	1058 NE 102ND ST
008	510040	2405	12/27/05	\$680,000	2160	850	9	2005	3	2707	N	N	8909 12TH AVE NE
008	510140	5393	6/2/05	\$589,950	2370	340	9	2005	3	5007	N	N	853 NE 100TH ST
008	802420	0938	10/7/05	\$733,000	2430	840	9	2005	3	5111	N	N	1239 NE 96TH ST
008	510040	2836	12/30/05	\$729,500	2520	0	9	2005	3	6380	N	N	1225 NE 91ST ST
008	322604	9192	4/19/05	\$749,950	2540	890	9	2005	3	6145	N	N	319 NE 90TH ST
008	510040	1585	1/31/07	\$925,000	2660	940	9	2006	3	6380	N	N	1025 NE 89TH ST
008	199520	0210	2/8/07	\$803,000	2700	720	9	2006	3	5712	N	N	411 NE 94TH ST
008	199520	0260	12/12/05	\$725,000	2720	780	9	2005	3	5308	N	N	340 NE 91ST ST
008	510040	2262	4/12/07	\$925,950	2790	990	9	2006	3	6029	N	N	1227 NE 90TH ST
008	510040	2263	12/12/06	\$899,950	2850	990	9	2006	3	6028	N	N	1231 NE 90TH ST
008	510140	6231	2/22/06	\$790,000	2490	830	10	2005	3	6380	N	N	1221 NE 103RD ST

**Improved Sales Used in this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	510040	0115	2/24/06	\$786,000	2750	880	10	2005	3	5413	N	N	8501 8TH AVE NE
008	510040	1144	3/29/06	\$950,000	2900	760	10	2005	3	5839	Y	N	1061 NE 88TH ST
008	510040	1462	4/25/06	\$928,000	2940	900	10	2006	3	5413	N	N	8816 8TH AVE NE
008	510040	0110	8/8/05	\$849,000	2940	1200	10	2005	3	5413	N	N	8507 8TH AVE NE
008	322604	9390	4/13/05	\$600,000	2950	0	10	1994	3	10350	N	N	533 NE 103RD ST
008	510040	1145	1/26/06	\$925,000	3160	790	10	2005	3	5839	N	N	1065 NE 88TH ST

**Improved Sales Removed from this Annual Update Analysis**  
**Area 7**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	204450	0113	10/22/07	\$111,652	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	204450	0222	4/18/05	\$238,000	%NETCOND;PREVIMP<=25K
003	223750	0030	12/12/07	\$417,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	232530	0026	10/9/06	\$374,000	SEGREGATION &/OR MERGER
003	232530	0060	11/5/07	\$339,888	DOR RATIO
003	232530	0061	12/4/07	\$339,888	DOR RATIO
003	232530	0062	10/17/07	\$339,888	DOR RATIO
003	232530	0066	11/16/07	\$358,888	DOR RATIO
003	232530	0070	7/26/05	\$495,000	SEGREGATION &/OR MERGER
003	232530	0074	11/26/07	\$378,888	DOR RATIO;PREVIMP<=25K
003	232530	0075	12/11/07	\$378,888	DOR RATIO;PREVIMP<=25K
003	232530	0076	11/28/07	\$388,888	DOR RATIO;PREVIMP<=25K
003	232530	0090	11/21/07	\$348,888	SEGREGATION &/OR MERGER
003	232530	0091	11/20/07	\$348,888	SEGREGATION &/OR MERGER
003	232530	0092	11/21/07	\$358,888	SEGREGATION &/OR MERGER
003	232530	0092	12/5/07	\$348,888	SEGREGATION &/OR MERGER
003	232530	0093	11/26/07	\$368,888	SEGREGATION &/OR MERGER
003	232530	0094	11/21/07	\$358,888	SEGREGATION &/OR MERGER
003	232530	0096	11/9/07	\$363,888	SEGREGATION &/OR MERGER
003	271110	0075	4/11/05	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	292604	9132	1/18/05	\$320,000	TEAR DOWN;
003	292604	9150	2/26/07	\$242,500	PREVIMP<=25K
003	292604	9150	4/22/05	\$140,000	PREVIMP<=25K
003	292604	9202	1/14/05	\$1,500,000	DOR RATIO
003	292604	9210	6/26/07	\$570,000	RATIO OUTLIER
003	292604	9301	3/29/05	\$400,000	SEGREGATION &/OR MERGER
003	292604	9419	7/11/06	\$800,000	DOR RATIO;%COMPL
003	292604	9429	6/26/07	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	292604	9487	10/14/05	\$600,000	PREVLAND<=25K
003	292604	9562	3/21/07	\$364,500	%COMPL
003	292604	9566	2/22/07	\$369,500	%COMPL
003	292604	9586	11/14/07	\$304,950	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	292604	9591	10/22/07	\$304,950	SEGREGATION &/OR MERGER
003	292604	9592	10/23/07	\$309,950	SEGREGATION &/OR MERGER
003	292604	9593	12/21/07	\$261,900	SEGREGATION &/OR MERGER
003	292604	9594	10/22/07	\$309,950	SEGREGATION &/OR MERGER
003	543330	0080	6/25/07	\$245,000	QUIT CLAIM DEED
003	543330	0120	7/26/06	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	572450	0030	2/2/07	\$360,000	IMP COUNT
003	572450	0516	11/17/06	\$339,500	OBSOL
003	641160	0161	5/17/07	\$32,729	RELATED PARTY, FRIEND, OR NEIGHBOR
003	641160	0184	2/21/05	\$242,500	%COMPL
003	641310	0231	11/8/05	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	641310	0232	3/8/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	641310	0323	4/28/05	\$190,000	NO MARKET EXPOSURE

**Improved Sales Removed from this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	641360	0015	12/14/05	\$234,000	NON-REPRESENTATIVE SALE
003	641360	0072	10/23/06	\$153,750	RELATED PARTY, FRIEND, OR NEIGHBOR
003	641360	0123	3/15/05	\$260,000	MULTI-PARCEL SALE;
003	641360	0124	3/25/05	\$172,500	DOR RATIO
003	641360	0188	5/3/05	\$223,300	RATIO OUTLIER
003	641410	0028	10/2/07	\$216,000	PREVIMP<=25K
003	641410	0029	7/19/07	\$216,000	PREVIMP<=25K
003	641410	0039	4/10/07	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	116000	0130	7/20/05	\$98,436	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	116000	0245	4/21/05	\$282,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	116000	0245	6/12/07	\$343,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	116000	0260	1/6/07	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	116000	0320	10/23/07	\$229,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	288770	0500	12/19/07	\$389,000	DOR RATIO;PREVIMP<=25K
006	288770	0505	12/10/07	\$389,000	PREVIMP<=25K
006	292604	9365	3/28/07	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	326530	0415	6/8/06	\$125,000	PREVIMP<=25K
006	326530	0420	6/9/06	\$125,000	PREVIMP<=25K
006	326530	0465	1/9/07	\$322,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	510040	0295	9/21/07	\$394,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	510140	1745	3/1/05	\$355,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	510140	1765	6/26/07	\$528,875	IMP COUNT
006	510140	1767	4/19/07	\$206,953	DOR RATIO;STATEMENT TO DOR
006	510140	2262	11/3/06	\$250,000	PREVIMP<=25K
006	510140	2270	10/11/05	\$223,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	510140	2296	6/21/05	\$441,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	510140	2296	5/8/06	\$707,000	RATIO OUTLIER
006	510140	2410	6/3/05	\$419,000	IMP COUNT
006	510140	2540	6/28/05	\$265,000	PREVIMP<=25K
006	510140	2586	1/26/06	\$575,000	RELOCATION - SALE TO SERVICE
006	510140	2618	7/24/07	\$380,000	TEAR DOWN;
006	510140	4074	8/1/05	\$300,000	EXEMPT FROM EXCISE TAX
006	510140	4093	10/24/05	\$272,600	RATIO OUTLIER
006	510140	4178	5/7/07	\$135,117	RELATED PARTY, FRIEND, OR NEIGHBOR
006	510140	4395	10/3/05	\$375,000	NO MARKET EXPOSURE
006	510140	4429	5/9/07	\$303,750	RELATED PARTY, FRIEND, OR NEIGHBOR
006	510140	5051	8/8/05	\$59,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	510140	5250	12/13/06	\$177,500	NON-REPRESENTATIVE SALE
006	510140	5285	11/18/05	\$187,500	DOR RATIO
006	510140	5325	6/27/06	\$423,000	GOVERNMENT AGENCY
006	510140	5330	5/26/06	\$415,000	GOVERNMENT AGENCY
006	510140	6020	5/8/06	\$313,000	UNFIN AREA
006	510140	7191	12/7/07	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	510140	7305	6/17/05	\$134,827	RELATED PARTY, FRIEND, OR NEIGHBOR
006	510140	7455	5/16/07	\$12,500	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	510140	7580	1/19/06	\$272,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	510140	7700	3/29/07	\$410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	510140	8480	9/5/06	\$110,000	DOR RATIO;STATEMENT TO DOR
006	510140	8490	5/10/05	\$268,500	EXEMPT FROM EXCISE TAX
006	510140	8503	3/22/07	\$116,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	510140	8590	3/7/05	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	510140	8636	10/4/05	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	510140	8700	10/26/05	\$357,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	510140	8730	7/10/06	\$364,000	OBSOL
006	510140	8748	9/1/05	\$345,000	SEGREGATION AND/OR MERGER;
006	510140	8774	3/7/07	\$217,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	741120	0025	1/24/07	\$388,547	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	741120	0025	9/19/07	\$622,000	RATIO OUTLIER
006	743450	0040	1/26/05	\$91,426	DOR RATIO;STATEMENT TO DOR
006	743450	0205	4/12/06	\$550,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE;
006	802420	1795	1/12/07	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	802420	2080	4/25/06	\$336,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	802420	2156	2/1/05	\$311,952	NO MARKET EXPOSURE
006	802420	2350	1/9/06	\$326,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	864150	0350	2/21/07	\$174,725	STATEMENT TO DOR;
006	890100	0170	5/17/05	\$2,295	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	890100	0180	6/6/06	\$147,225	RELATED PARTY, FRIEND, OR NEIGHBOR
006	890100	0230	10/16/06	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	890100	0741	10/24/05	\$45,838	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
006	890100	0785	4/13/05	\$474,000	TEAR DOWN; SEGREGATION AND/OR MERGER
006	890100	0850	11/10/05	\$460,000	SEGREGATION AND/OR MERGER;
006	890100	1415	6/5/06	\$613,000	SEGREGATION AND/OR MERGER;
006	890100	1485	12/14/05	\$535,000	SEGREGATION AND/OR MERGER
006	890150	0060	1/4/05	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	890150	0081	8/4/05	\$153,200	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	890200	0040	12/12/07	\$307,500	RATIO OUTLIER
006	890200	0133	4/19/07	\$275,000	RATIO OUTLIER
007	206110	0515	5/18/05	\$603,000	SEGREGATION AND/OR MERGER;
007	206110	0555	6/12/06	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	206110	0555	3/14/07	\$625,000	RATIO OUTLIER
007	246440	0510	2/13/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	287860	0265	11/7/06	\$66,724	DOR RATIO;STATEMENT TO DOR
007	297980	0540	5/20/05	\$465,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	297980	0740	7/9/07	\$439,500	OBSOL
007	297980	0750	6/8/06	\$80,742	DOR RATIO;QUIT CLAIM DEED
007	354490	0025	8/23/05	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	354490	0040	9/28/06	\$170,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	354490	0056	11/30/05	\$330,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	373590	0005	7/17/07	\$357,000	TEAR DOWN;
007	373590	0005	6/21/05	\$215,000	NON-REPRESENTATIVE SALE

**Improved Sales Removed from this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	373590	0590	5/25/05	\$102,456	DOR RATIO;QUIT CLAIM DEED
007	688480	0325	4/25/07	\$620,000	OBSOL
007	772060	0075	7/26/06	\$157,500	DOR RATIO;STATEMENT TO DOR
007	860490	0055	9/12/07	\$700,000	RATIO OUTLIER
007	860490	0345	3/14/05	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	199520	0150	4/6/07	\$285,000	PREVIMP<=25K
008	199520	0185	8/1/05	\$315,000	NO MARKET EXPOSURE
008	199520	0185	3/7/05	\$251,000	NO MARKET EXPOSURE
008	199520	0210	12/19/05	\$275,000	DOR RATIO
008	322604	9088	6/25/07	\$30,529	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
008	322604	9120	12/27/05	\$455,000	NO MARKET EXPOSURE
008	322604	9120	12/21/05	\$444,000	NO MARKET EXPOSURE
008	322604	9123	3/15/07	\$394,000	UNFIN AREA
008	322604	9150	4/11/06	\$456,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	322604	9170	10/26/06	\$410,000	QUESTIONABLE IMP VALUE
008	322604	9253	5/8/07	\$600,000	UNFIN AREA
008	322604	9435	12/13/07	\$750,000	DOR RATIO;PREVIMP<=25K
008	322604	9511	10/22/07	\$619,500	RELATED PARTY, FRIEND, OR NEIGHBOR
008	394690	0015	12/27/06	\$399,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	394690	0095	4/28/05	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	437070	0020	4/11/05	\$403,500	NO MARKET EXPOSURE
008	437070	0095	2/21/07	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	437070	0115	8/31/05	\$172,500	PREVIMP<=25K
008	510040	0010	1/6/05	\$260,000	NON-REPRESENTATIVE SALE
008	510040	0035	12/22/05	\$742,000	IMP COUNT
008	510040	0042	1/18/07	\$400,000	IMP COUNT
008	510040	1036	2/18/05	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	510040	1060	4/23/07	\$570,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	510040	1160	9/6/06	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	510040	1226	10/21/06	\$410,711	BANKRUPTCY - RECEIVER OR TRUSTEE
008	510040	1226	3/28/07	\$451,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	510040	1385	11/21/06	\$420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	510040	1390	11/7/05	\$393,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	510040	1492	8/17/06	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	510040	1585	7/28/05	\$299,950	DOR RATIO
008	510040	1588	6/24/05	\$401,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	510040	1667	4/3/06	\$620,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	510040	2250	7/2/07	\$711,000	%COMPL;PREVIMP<=25K
008	510040	2263	1/20/06	\$605,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	510040	2296	1/23/06	\$97,776	RELATED PARTY, FRIEND, OR NEIGHBOR
008	510040	2527	3/23/07	\$216,000	DOR RATIO
008	510040	2590	11/9/06	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	510040	2857	10/10/07	\$340,000	%COMPL
008	510040	3244	5/4/07	\$178,297	RELATED PARTY, FRIEND, OR NEIGHBOR
008	510040	3348	8/12/05	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis  
Area 7  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	510040	3348	8/25/05	\$550,000	1031 TRADE
008	510040	3402	8/5/05	\$25,441	DOR RATIO;QUIT CLAIM DEED
008	510040	3442	9/26/05	\$330,000	QUIT CLAIM DEED
008	510040	3805	2/13/07	\$720,000	DOR RATIO;PREVIMP<=25K
008	510040	3822	3/1/06	\$195,000	NO MARKET EXPOSURE
008	510040	3882	9/7/07	\$325,000	PREVIMP<=25K
008	510140	3954	7/11/06	\$460,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	510140	4018	8/31/05	\$416,200	RELOCATION - SALE TO SERVICE
008	510140	4638	7/15/05	\$429,000	SEGREGATION AND/OR MERGER
008	510140	4653	4/19/05	\$250,000	NO MARKET EXPOSURE
008	510140	4663	2/14/07	\$56,848	RELATED PARTY, FRIEND, OR NEIGHBOR
008	510140	4689	9/27/05	\$403,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	510140	4900	11/18/05	\$182,732	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
008	510140	5067	11/8/06	\$143,000	DOR RATIO;QUIT CLAIM DEED
008	510140	5134	3/15/06	\$330,000	TEAR DOWN;
008	510140	5142	12/10/07	\$480,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	510140	5142	4/13/05	\$385,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	510140	5220	7/10/07	\$452,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	510140	6125	8/24/06	\$520,000	IMP COUNT
008	510140	6152	8/16/05	\$110,500	RELATED PARTY, FRIEND, OR NEIGHBOR
008	510240	0015	11/2/05	\$427,000	OBSOL
008	510240	0071	4/6/05	\$185,000	SEGREGATION AND/OR MERGER;
008	668750	0030	5/15/07	\$93,009	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
008	691470	0075	2/25/05	\$355,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	802420	0020	12/19/07	\$493,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	802420	0675	9/1/05	\$1,440,000	DOR RATIO
008	802420	0865	5/24/07	\$94,488	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
008	802420	0925	9/20/06	\$525,000	IMP COUNT
008	802420	0993	11/13/06	\$482,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	802420	1170	3/31/05	\$383,500	NO MARKET EXPOSURE
008	802420	1485	5/24/05	\$440,000	NO MARKET EXPOSURE
008	802420	1530	5/23/05	\$320,000	RATIO OUTLIER
008	920600	0085	2/17/06	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor’s Property Record Files, Assessors Real Property Data Base, separate studies, Assessor’s Procedures, Assessor’s field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.*

**Definition and date of value estimate:**

**Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its “market value” or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

**Highest and Best Use**

**RCW 84.40.030** *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.** *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

**Wash Constitution Article 7 § 1 Taxation:** *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

**Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)** *"the entire [fee] estate is to be assessed and taxed as a unit"*

**Folsom v. Spokane County, 111 Wn. 2d 256 (1988)** *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

## **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

**Scope of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*

## **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*



## King County

Department of Assessments  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)  
<http://www.kingcounty.gov/assessor/>

**Scott Noble**  
*Assessor*

### MEMORANDUM

DATE: January 7, 2008  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor   
SUBJECT: 2008 Revaluation for 2009 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr